

Project Team

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City of Vero Beach, FL

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Special Thanks to

Suzy Feeney
Rob Slezak, Former COVB Recreation Director

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EXECUTIVE SUMMARY

Executive Summary

Project Goals & Planning Premises

Located at the intersection of 17th Street and Indian River Boulevard, at the foot of the Alma Lee Loy Bridge, and for many years the site of two Vero Beach utility plants, the city-owned 3 Corners property is an undeniable waterfront asset. Since the closure of the power plant in 2015 and the subsequent discussion of relocating the water treatment plant, many ideas have been floated as to what is to become of the nearly 40-acre property. Per the City Charter, any use that is not public and recreational in nature must be approved by the citizens of Vero Beach via a referendum. A public process initiated by the City in 2019 culminated in a January 2020 design Charrette that produced the ideas presented in this report. Working with a highly visible location worthy of a major public destination, the design effort was guided by the following goals and set of premises to produce conceptual plans that were aesthetically pleasing, economically vibrant and environmentally sensitive.

Project Goals

1. Pursue the best and highest use of the public property;
2. Create a sense of place with a diverse and complementary mix of park, commercial, and possibly residential land uses;
3. Offer public spaces, pedestrian promenades, and waterfront access;
4. Offer complementary retail and restaurants that make use of the waterfront ;

5. Illustrate best practices in thoughtful landscaping and resilient waterfront development techniques; and
6. Respect the community's character and aspirations with architecturally pleasing structures.

Planning Premises

1. This is an important intersection in the City; as it connects the island to the mainland, and the coastal communities from the north and south.
2. The site should be developed to maintain public access to the river and provide a diversity of public spaces, from an active river walk and recreational spaces, to passive open spaces.
3. The programs and facilities developed on the site must be self-sustaining economically, with the site operations, at a minimum, be revenue-neutral to the City of Vero Beach and ideally generate revenue for constant improvements.
4. The site development should be attractive to people of all ages and incomes and be a place where the diverse local subcultures feel comfortable and find their activities accommodated.
5. The site development plan should respect a balance of nature, recreation,

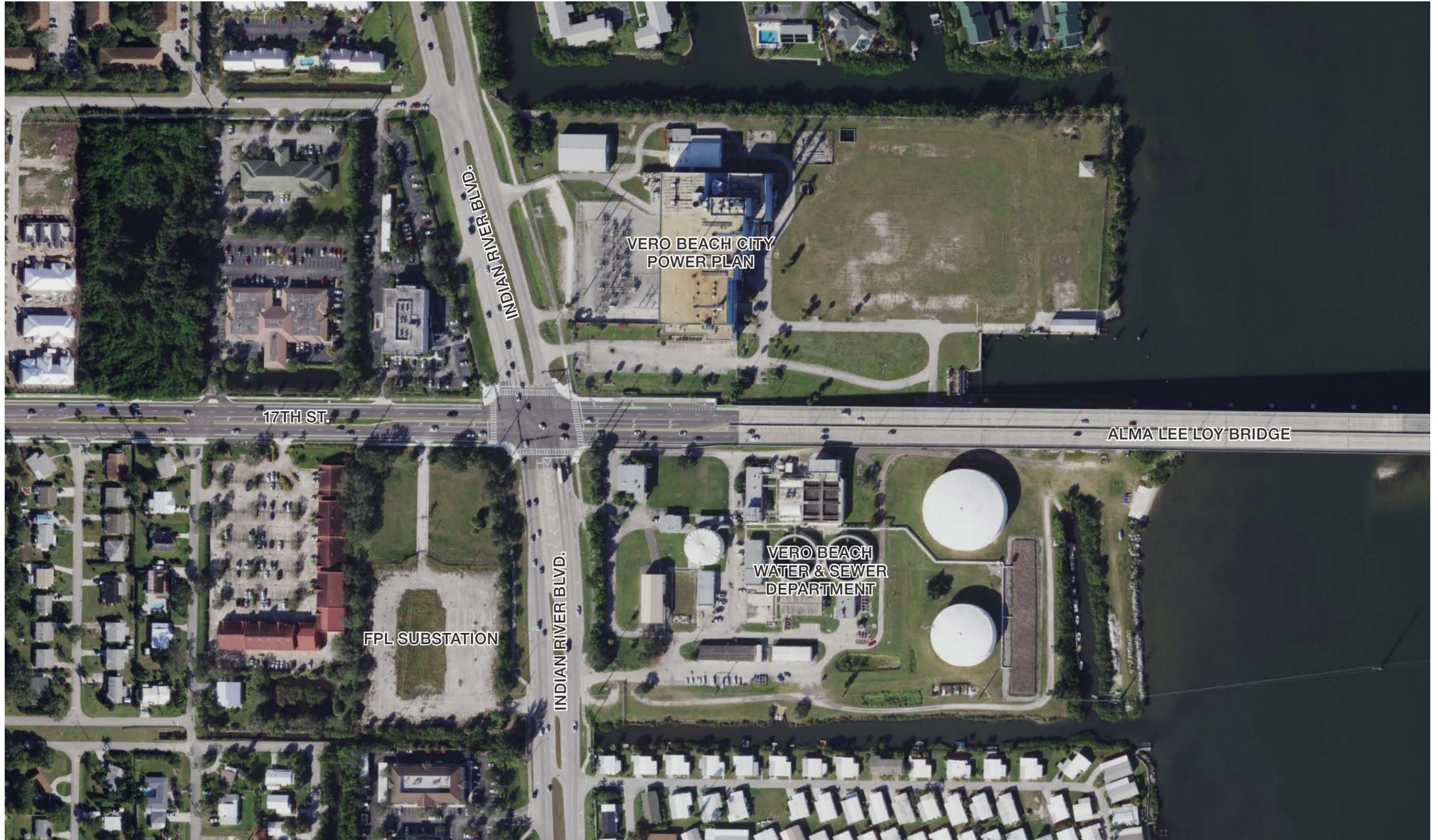
entertainment environmental education, and culture; and provide both daytime and evening activities.

6. The coastline of the site should be improved by removing invasive species, restoring native plants, protecting the adjacent water quality, supporting bird life and marine habitat.
7. The plan should consider retaining and re-using the industrial heritage of the site, if economically feasible.
8. The plan should provide a cohesive development concept for the site that retains flexibility in implementation and allows for an incremental development approach that expedites the launch of the project as soon as possible.
9. The buildings should be durable enough to survive storms, but mutable enough to be able to change over time.
10. The site should be designed to be compatible with the neighboring properties while being a positive impact on the redevelopment of the surrounding area.
11. The plan's design should be prepared in an open, participatory process where the selected scenario plan becomes acceptable to the voting citizens through a public charter referendum.



Executive Summary

Aerial View of Existing Site



Executive Summary

Steering Committee Recommendations

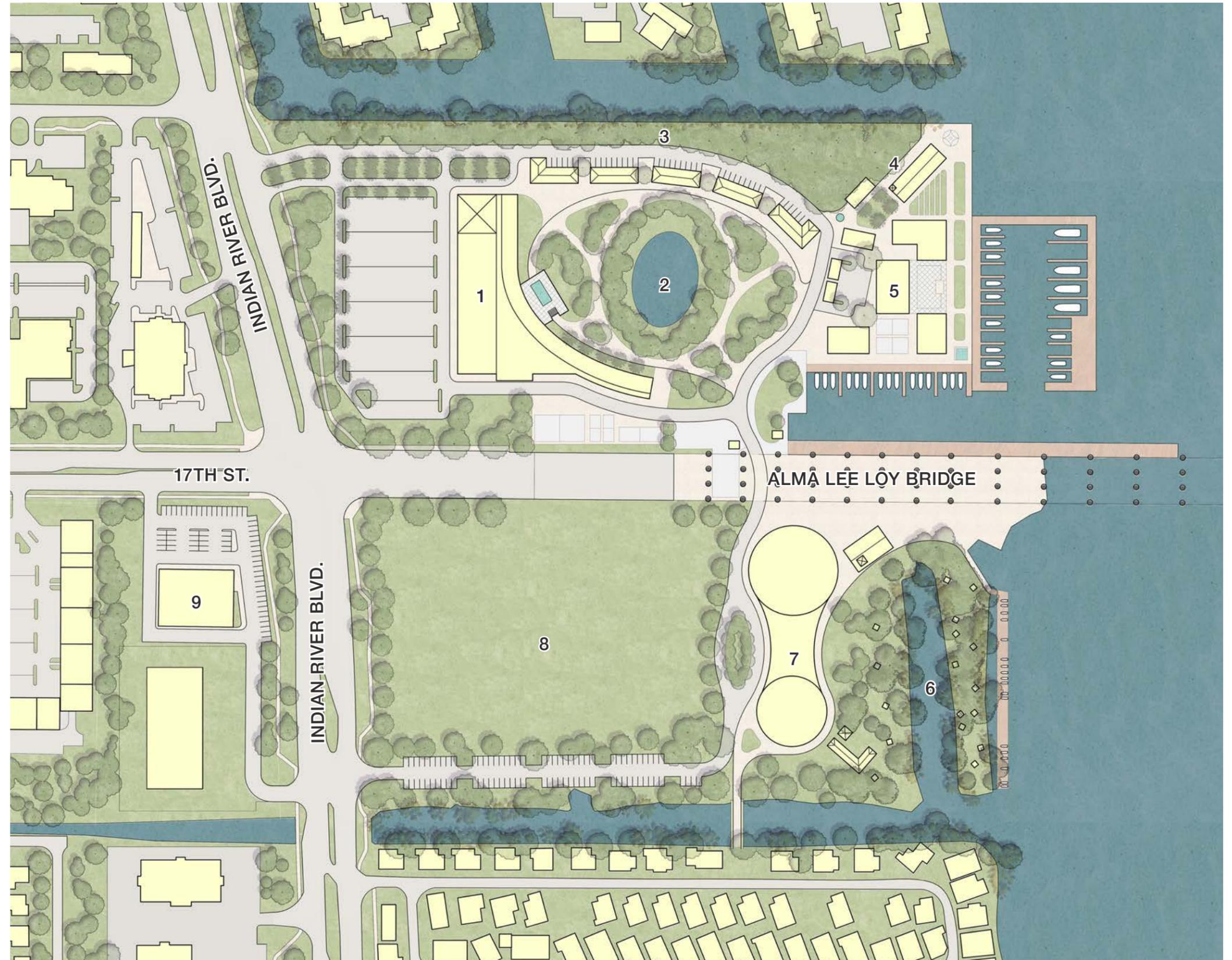
Empaneled at the Kick-Off Meeting on November 19, 2019, the Steering Committee held meetings prior to the charrette, participated in the January site tours, and during the charrette attended several of the presentations, including the closing on January 31, 2020.

At the February 25th Steering Committee Meeting held a lively and thorough discussion of the key programmatic elements appearing in the Charrette scenarios. These would be the main plan features that would factor into a referendum plan. Each component was discussed separately and voted upon. With the decisions made during this discussion, a consensus was reached for those uses and activities for the north and southeast parcels as depicted on this page.

- 1 Big Blue Power Plant Building
- 2 North Central Area
- 3 North Shore Area
- 4 Northeast Corner
- 5 Northeastern Shore
- 6 Southeast Inlet
- 7 Water Tanks
- 8 Water Treatment Plant Structures
- 9 Former Post Office / SW Corner Site

The discussion was guided by a checklist of ideas identified and illustrated during the January charrette for the principal areas and assets of the property. This checklist addressed the following key components of the 3 Corners campus:

A near-unanimous conclusion from the charrette that was confirmed by the Steering Committee was the acknowledgment that the southwest parcel across Indian River Boulevard should be seen as a separate project that is not inherently connected to the planning of the eastern parcels. Already containing an FPL substation, the remaining land, under 2-acres in size, would be a good candidate for a separate developer RFP. The property can accommodate a grocery store, housing, office, parking or some combination thereof in a mixed-use structure.



Executive Summary

Big Blue Hotel Conversion & North Central Park

2 - Big Blue:

The former power plant structure was deemed to be of significant historical value so as to not be demolished. The committee confirmed its potential to become a community center, meeting facility, or future conference hotel. While some portions of the structure may be dismantled and salvaged, it was agreed that at the very minimum the impressive turbine hall should be preserved.

14 - North Shore Market Sheds

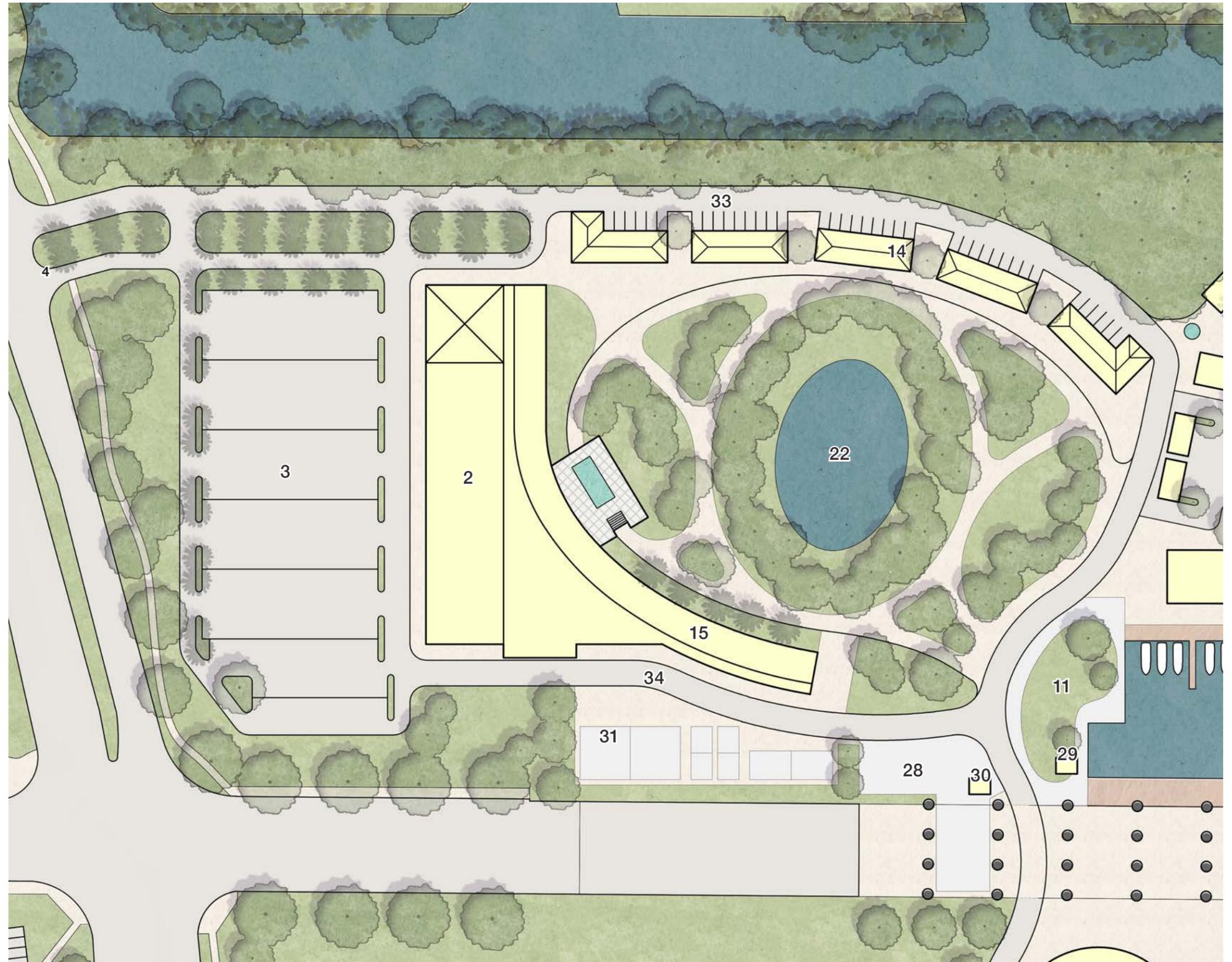
As suggested by residents and drawn during the charrette, the idea of installing a row of multi-use pavilions along the northern portion of the site was confirmed as a desirable concept that could house park functions, seasonal festivals, and a weekly farmers market. They could also serve as retail and restaurant incubators when the site is approved for commercial use.

22 - North Central Park

Perhaps the greatest degree of consensus from the Charrette was for there to be a sizable park occupying the north parcel. The committee expressed strong support for this idea and confirmed that, given the great degree of community interest, a skate park and a variety of tot-lot playgrounds should also be considered in the final design.

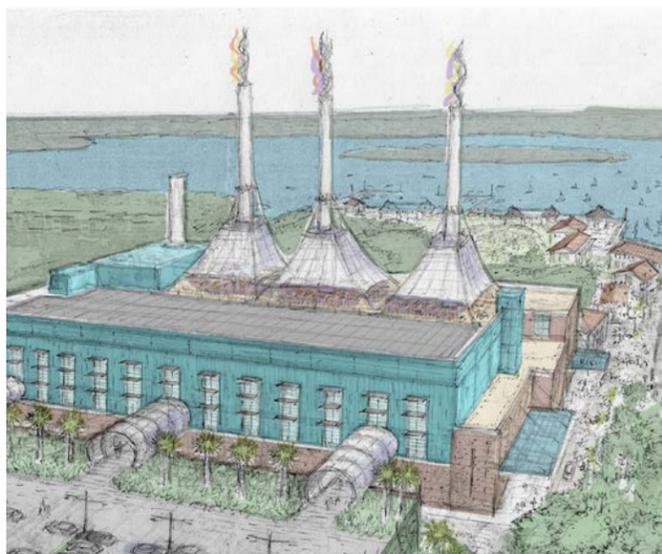
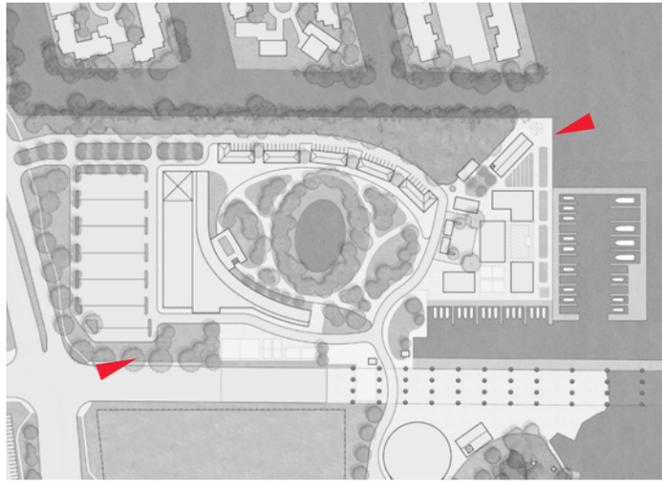
LEGEND

- 2 HOTEL CONFERENCE CENTER
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 11 PLAY GROUND
- 14 OPEN SHEDS/ FARMERS MARKET
- 15 GROCERY STORE/ MIXED USE
- 22 PARK
- 28 SKATE PARK
- 29 BAIT SHOP
- 30 SNACK SHACK/ BIKE TRAIL HEAD
- 31 HOTEL OUTDOOR RECREATION
- 33 PARK DRIVE
- 34 ACCESS DRIVE



Executive Summary

Big Blue Hotel Conversion & North Central Park



Executive Summary

Detail of Northeast Waterfront Village

13 - Northeast Corner

The committee confirmed the desirability of building some form of visible meeting hall or chapel-like structure near the water that could be leased for events, a well-received charrette idea.

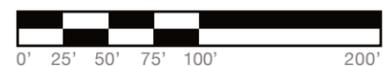
17 through 27 - Northeastern Shore

Another well-regarded charrette idea was for the east shore waterfront to include a series of restaurants, bars and cafes at different price points, as well as a day-docking marina near the existing harbor. The committee agreed that, if approved by referendum for commercial use, this would be a welcome use of that waterfront as an entertainment destination. A series of recreational, gathering, and service spaces would occupy the courtyards in between the buildings.

Despite support from a group of citizens at the meeting, the committee expressed a clear desire to have the Youth Sailing Foundation operations to remain on the south parcel and not build its new facility at the entrance of the harbor.

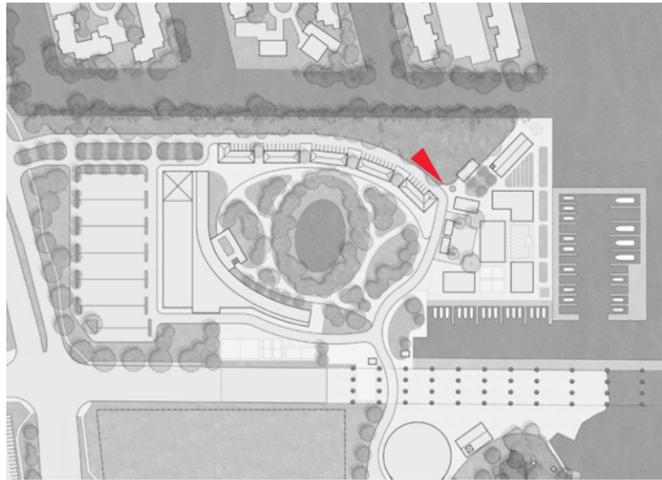
LEGEND

- 3 PARKING
- 6 HARBOR
- 11 PLAY GROUND
- 12 PLAZA/ SMALL EVENT STAGE
- 13 WEDDING CHAPEL/ MEETING HALL
- 16 PROMENADE
- 17 RETAIL
- 18 DAY DOCK MARINA
- 20 FISHING PIER
- 21 LAWN/ GREEN
- 26 RESTAURANTS
- 27 SAND VOLLEYBALL



Executive Summary

Detail of Entrance into Waterfront Village from the Park



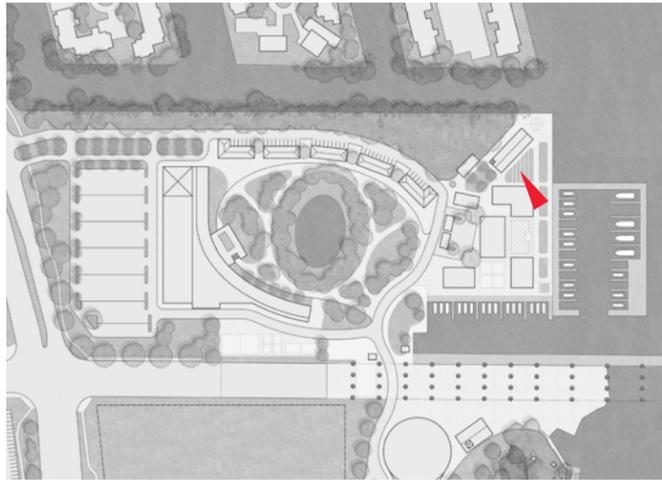
Executive Summary

Detail of Northeast Waterfront Village



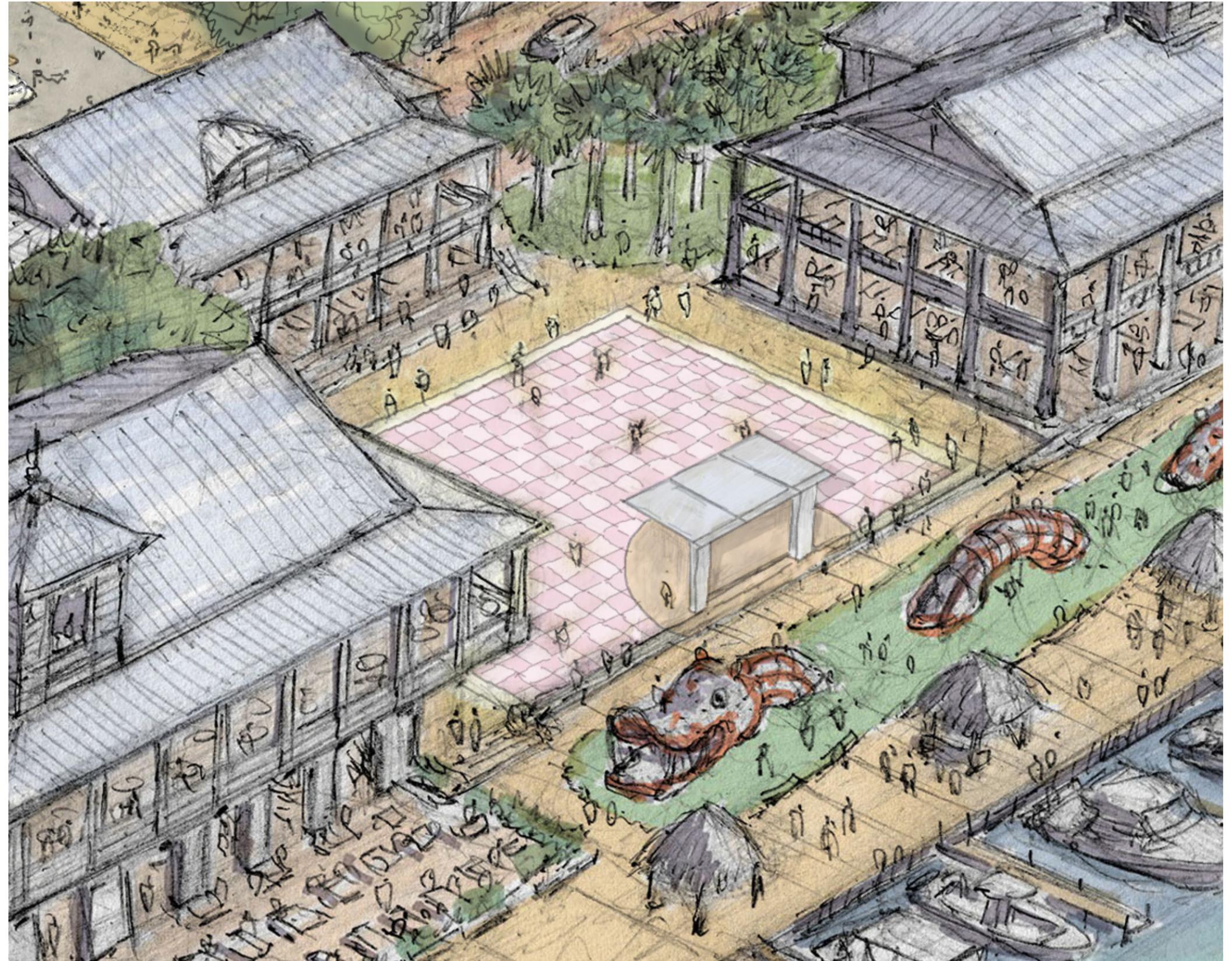
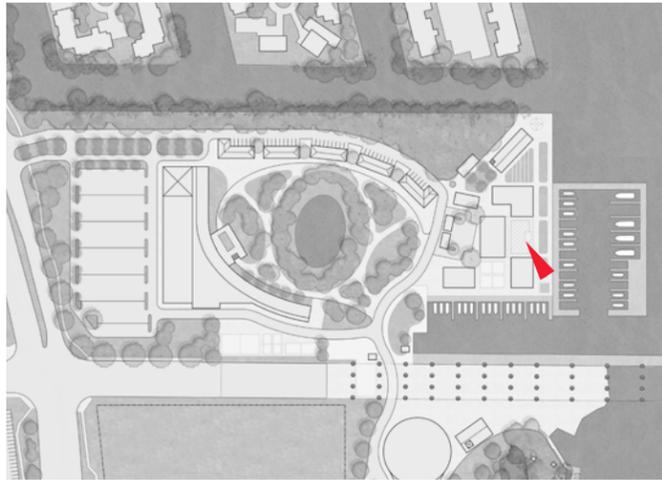
Executive Summary

Detail of Waterfront Chapel & Promenade



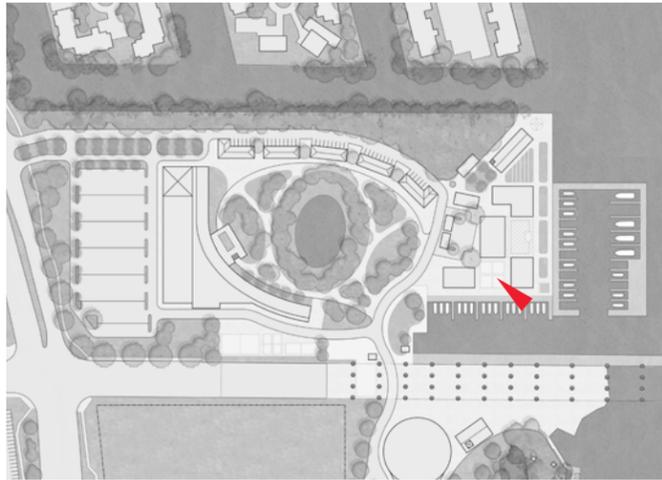
Executive Summary

Detail of Waterfront Restaurants, Event Plaza, Promenade & Marina



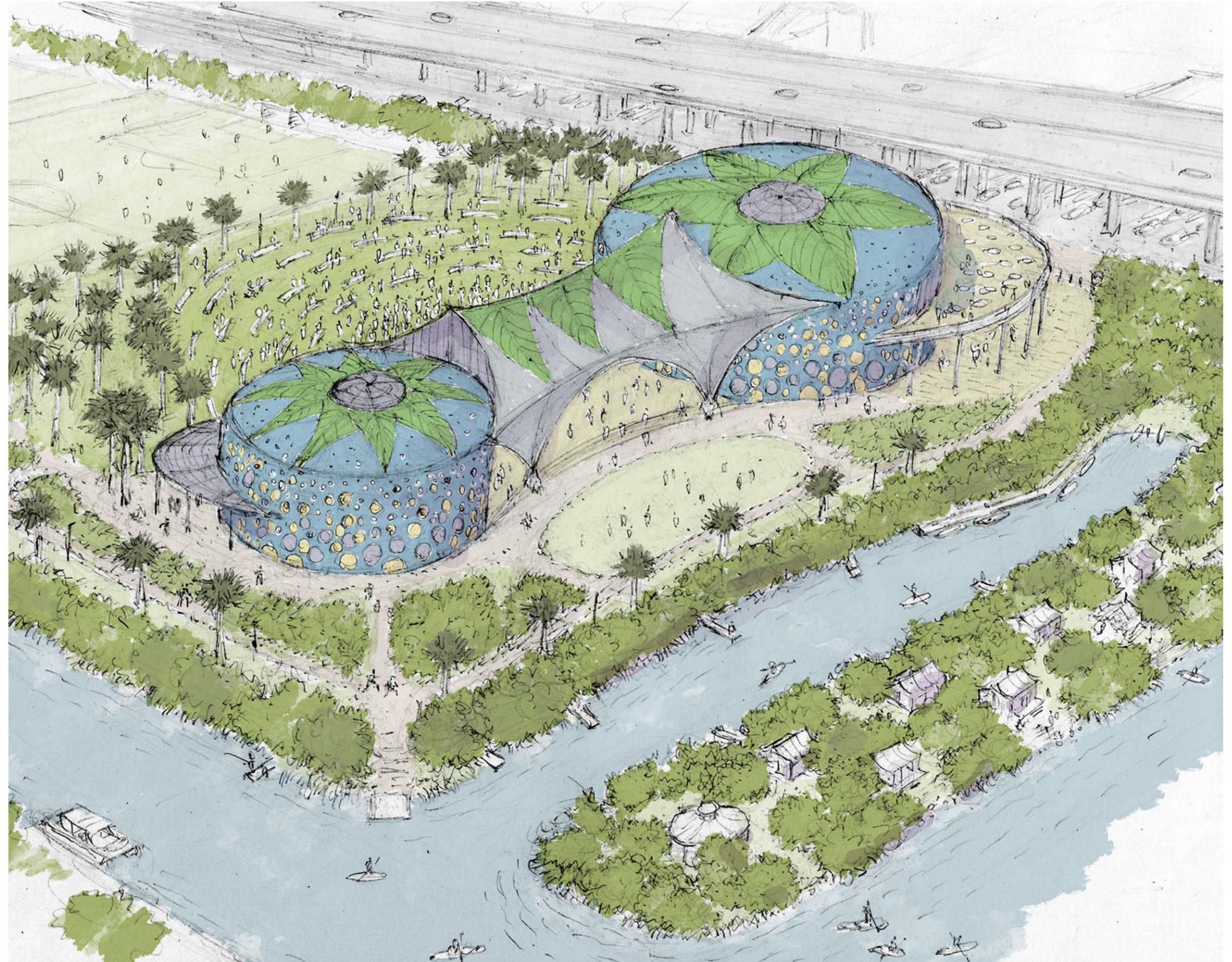
Executive Summary

Detail of Waterfront Activated Courtyards & Promenade



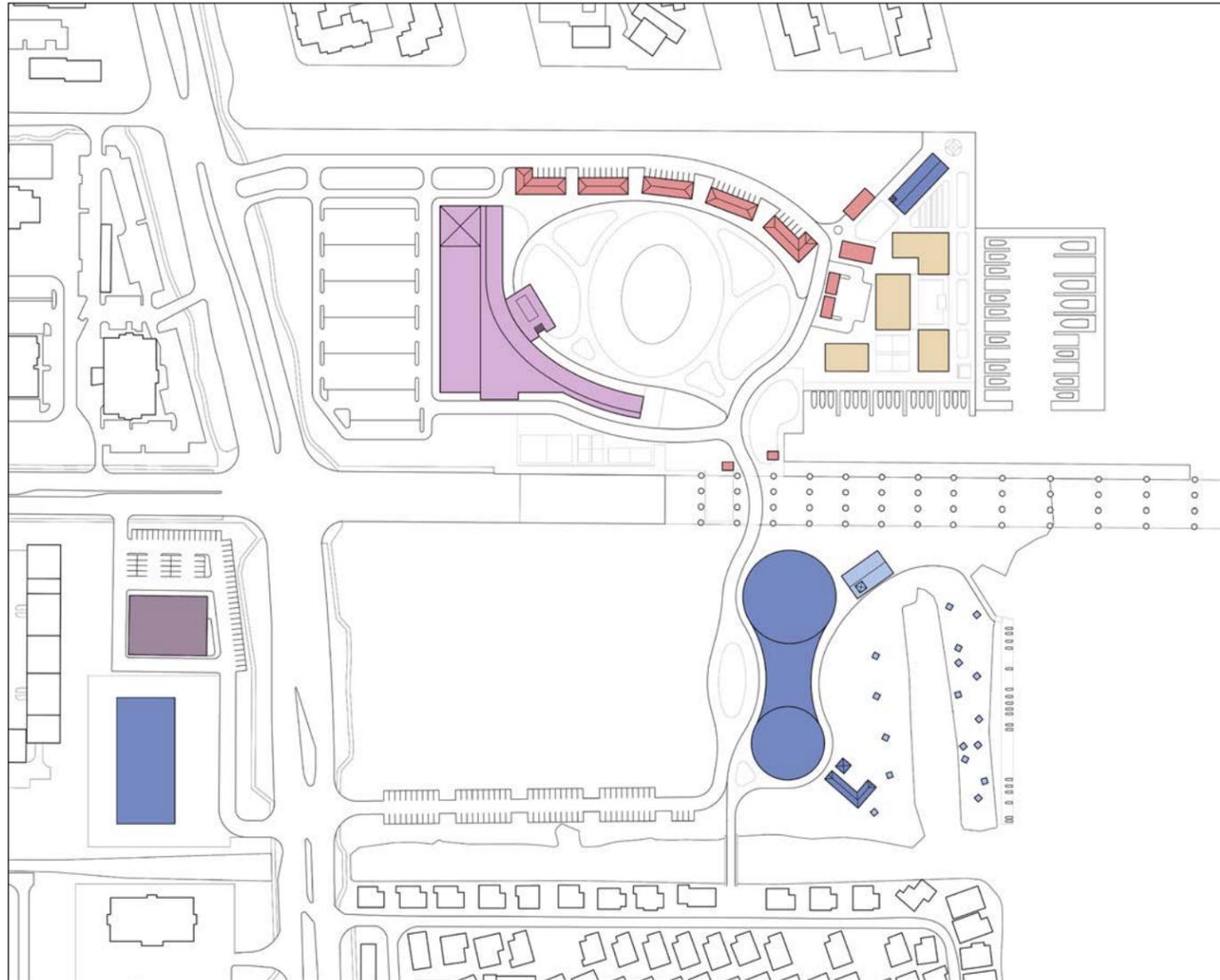
Executive Summary

Detail of Arts Center, Landscaped Inlet & Glamping Camp

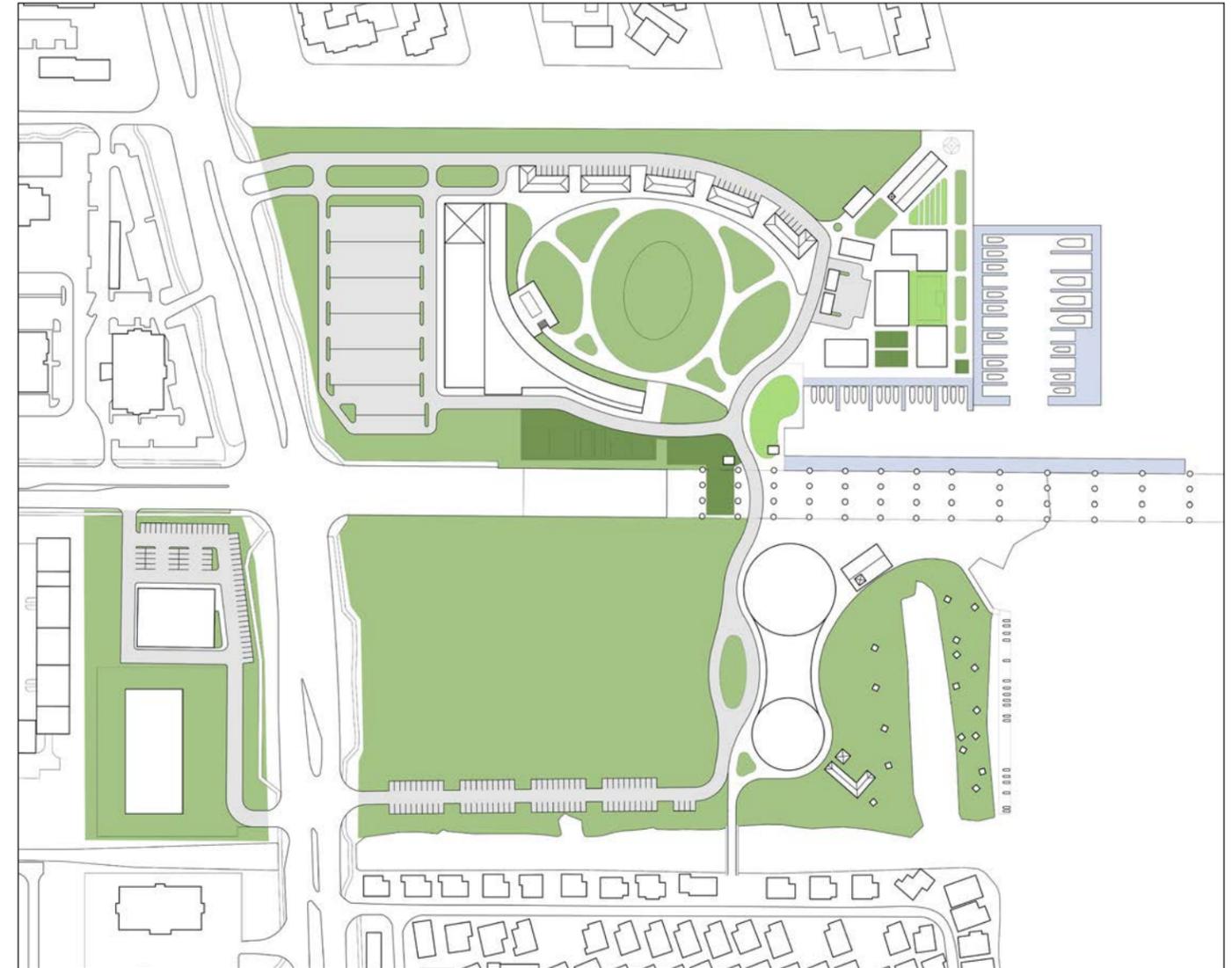


Executive Summary

Steering Committee Recommended Plan : Yield Analysis



Building Diversity Analytical Diagram



Open Space Analytical Diagram

LEGEND

- MIXED-USE
- RETAIL
- RESTAURANT
- HOTEL
- CIVIC
- RECREATION

Building Type	Footprint	Story	Total SF
Mixed-use	15,082	1	15,082
Retail	19,988	1	19,988
Restaurant	20,385	2	40,770
Hotel	60,127	4	225,838
Civic	78,657	1	78,657
Recreation	5,700	2 Max	9,700

LEGEND

- tACTIVE RECREATION
- PASSIVE RECREATION
- EVENT SPACE
- MARINA / FISHING PIER
- PARKING / CIRCULATION

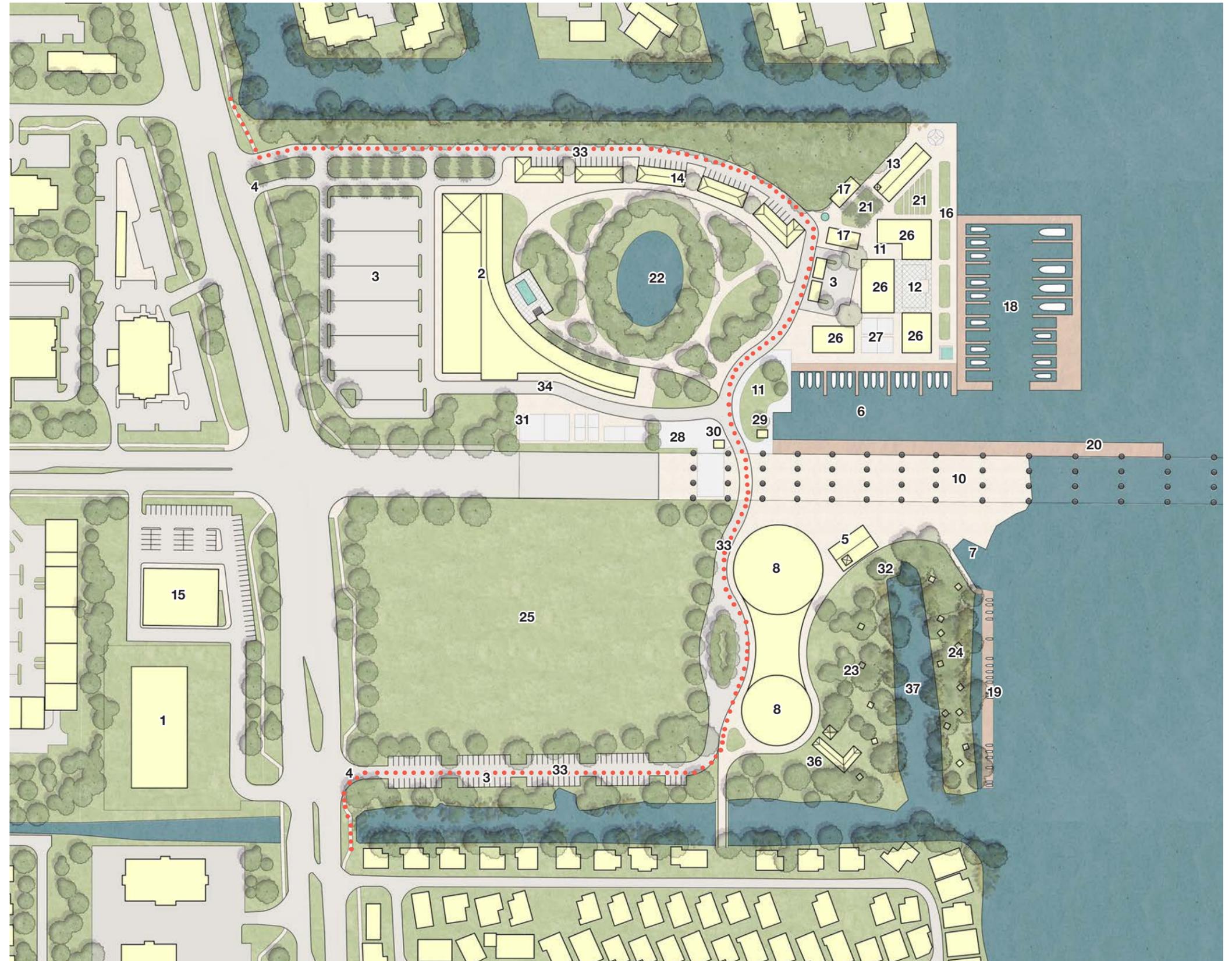
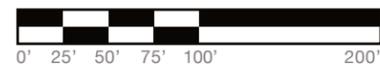
Parking in Site:	322 Spaces
Marina Area:	90,739 SF
Fishing Pier Length:	733 Feet

Executive Summary

Steering Committee Recommended Plan

LEGEND

- 1 NEW FPL SUBSTATION
- 2 HOTEL CONFERENCE CENTER
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 SAILBOAT LAUNCHING RAMP
- 8 VISUAL/ PERFORMING ARTS CTR.
- 9 ROAD ACCESS(TO YOUTH SAILING)
- 10 YOUTH SAILING LEASE AREA
- 11 PLAY GROUND
- 12 PLAZA/ SMALL EVENT STAGE
- 13 WEDDING CHAPEL/ MEETING HALL
- 14 OPEN SHEDS/ FARMERS MARKET
- 15 GROCERY STORE/ MIXED USE
- 16 PROMENADE
- 17 RETAIL
- 18 DAY DOCK MARINA
- 19 SAILBOAT PLATFORM
- 20 FISHING PIER
- 21 LAWN/ GREEN
- 22 PARK
- 23 RESTORED NATIVE PARKLAND
- 24 GLAMPING TENTS
- 25 FIELD
- 26 RESTAURANTS
- 27 SAND VOLLEYBALL
- 28 SKATE PARK
- 29 BAIT SHOP
- 30 SNACK SHACK/ BIKE TRAIL HEAD
- 31 HOTEL OUTDOOR RECREATION
- 32 KAYAK/ PADDLEBOARD RENTALS
- 33 PARK DRIVE
- 34 ACCESS DRIVE
- 35 MIXED-USE
- 36 ENVIRONMENTAL RESEARCH CTR.
- 37 SOUTHEAST INLET
- BIKE TRAIL

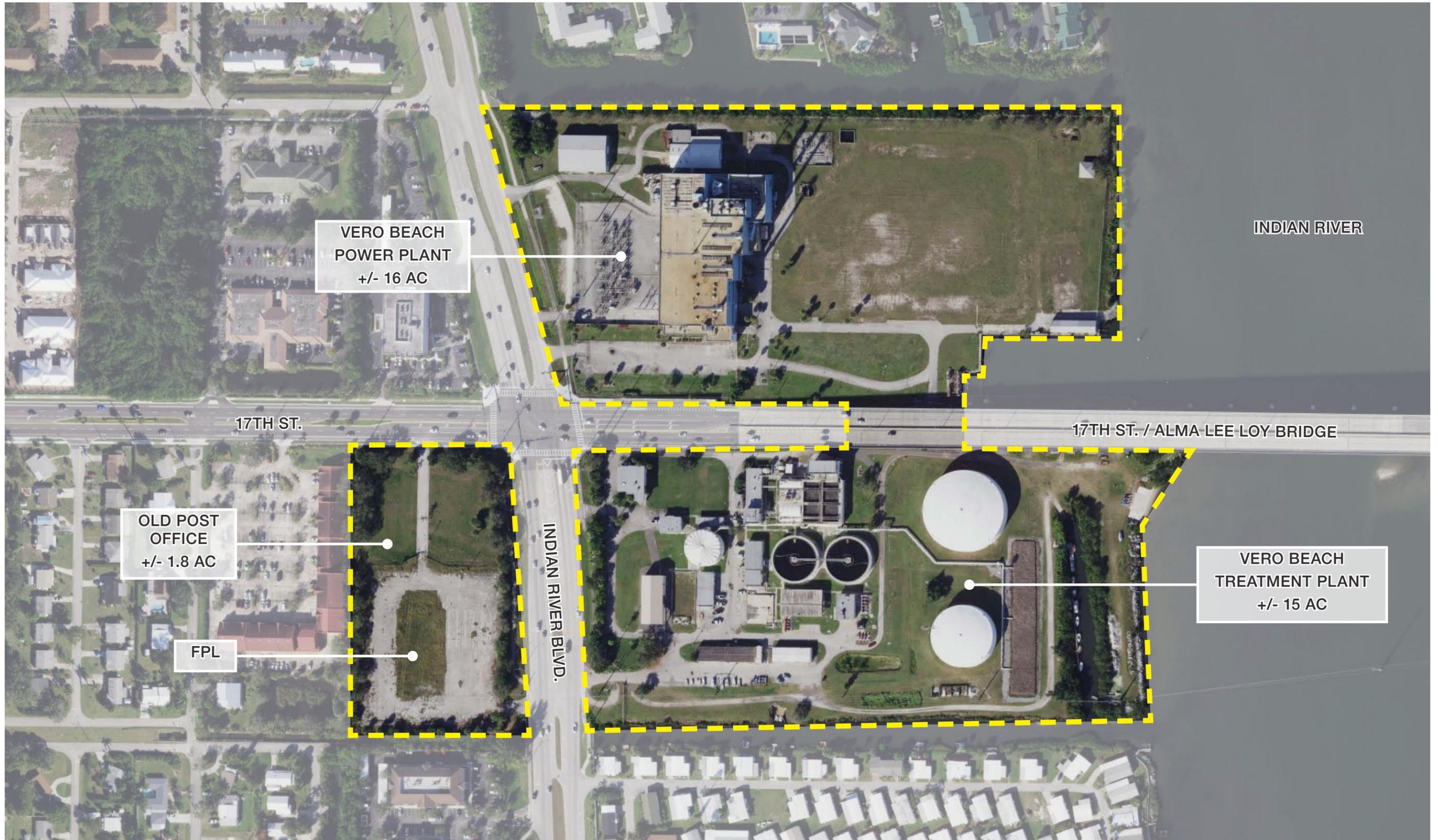


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INTRODUCTION : UNDERSTANDING THE SITE

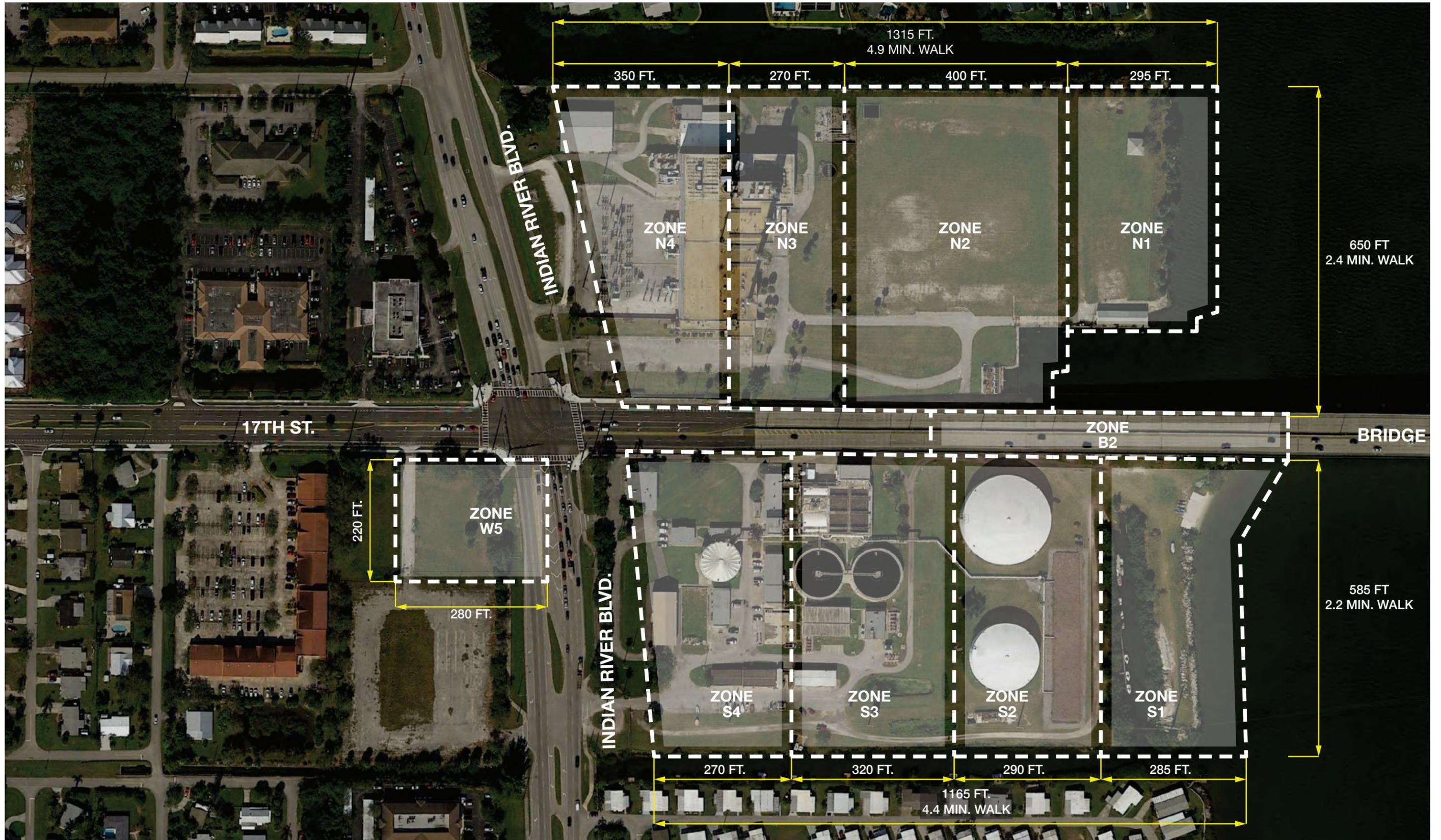
Introduction : Understanding the Site

Aerial View of Three Principal Parcels



Introduction : Understanding the Site

Aerial View of Zones within the Three Parcels



Introduction : Understanding the Site

Context: Vero Beach Access to 3 Corners



Introduction : Understanding the Site

Context: Vero Beach Landmark Locations



Introduction : Understanding the Site

Scale Comparison: Historic St. Augustine

The following diagrams show the outline of the 3 Corners properties superimposed over the aerial photos of various locations at the same scale. They convey a sense of the size of the three parcels in comparison to well known places.

On this page one can see that virtually all of historic downtown St. Augustine could fit on the 3 Corners site.



Introduction : Understanding the Site

Local Scale Comparion: Humiston Park

On this page Humiston Park can be seen within the Power Plant Site that is large enough to also include mixed-use block to the west.

On the Water Plant Site three hotel-sized properties on the ocean, and a block and a half of the village across the way would fit.



Introduction : Understanding the Site

Local Scale Comparion: Riverside Park

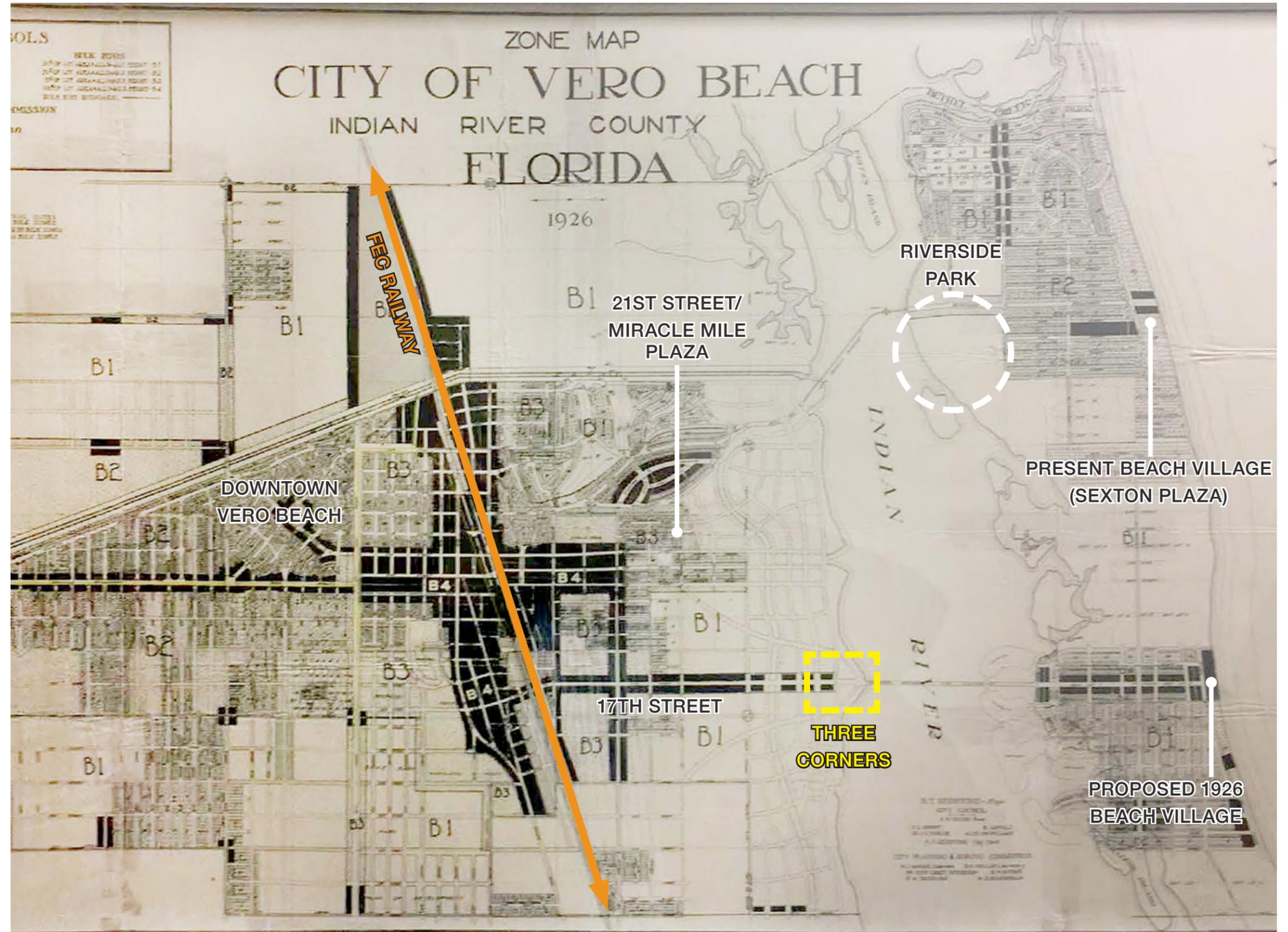
In this comparison, one can see that a good majority of Riverside Park, including the art museum, could fit within the 3 Corners Site.



Introduction : Understanding the Site

1926 Vision for 3 Corners

In the 1926 master plan, 3 Corners was seen as a key juncture along a 17th St mixed-use corridor that connected Downtown to a proposed beach village center & main street. Development of Riverside Park after WWII and other factors ultimately moved the main beach village to the north. 21st St. & Miracle Mile Plaza became the main commercial corridor to the beach.



City of Vero Beach 1926 Master Plan by Lawrence Sheridan (as framed in City Hall)

Introduction : Understanding the Site

Site Zoning & Background

The 38-acre waterfront parcel known as 3 Corners is considered the most valuable city (publicly) owned water-front property on Florida's East Coast.

Source: speakupverobeach.com

a) Electric Power Plant Property:

The 17.4-acre electric power plant property is located on the northeast corner and adjacent to the Indian River Lagoon. As part of its agreement with the Orlando Utilities Commission, the City shut down its electric power plant in December, 2015.

The property is currently designated Government/Institutional/Public use on the Future Land Use Map and Industrial on the Zoning Map. These designations limit the property to government facilities, utilities, and education and institutional facilities.

b) Wastewater Treatment Plant Property:

The 16.3-acre wastewater treatment plant property is located on the southeast corner and adjacent to the Indian River Lagoon. The property is currently designated Government/Institutional/Public use on the Future Land Use Map

and Industrial on the Zoning Map. At the present time, the property includes the wastewater treatment plant facilities and an office, storage, ramps/docks and other facilities for the Youth Sailing Foundation of Indian River County. As the wastewater treatment plant no longer discharges any treated effluent into the Indian River Lagoon, some discussion has been ongoing about relocating the plant to the airport where the treated effluent is distributed to the City's reclaimed water system or discharged via deep-well injection.

c) Vacant Postal Annex Property:

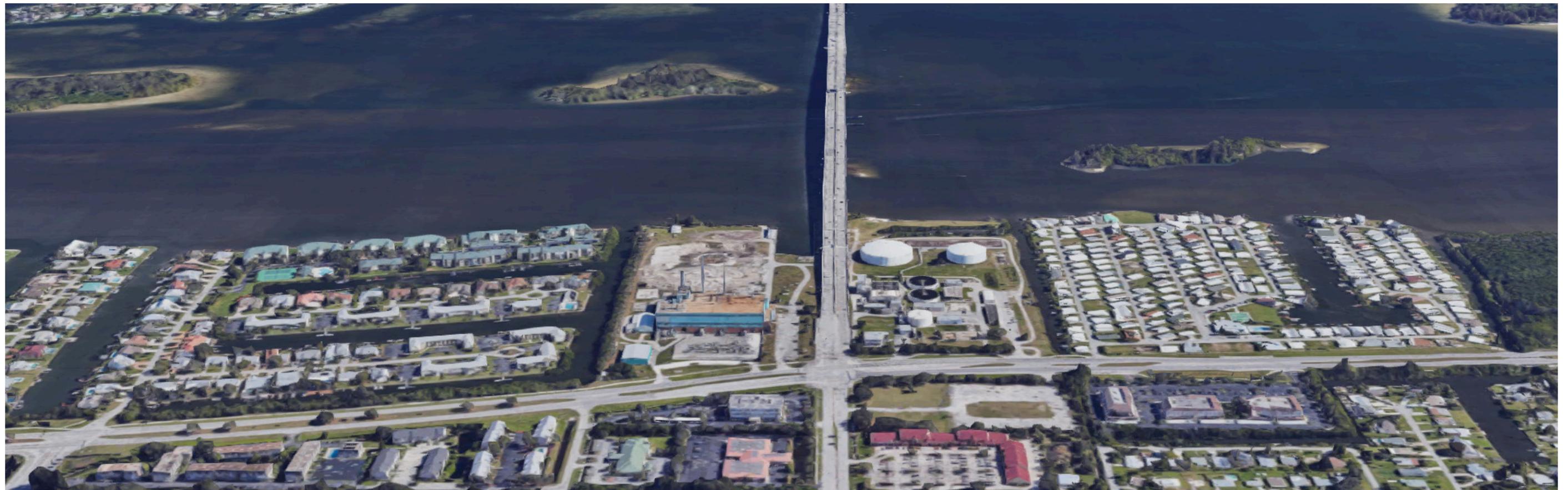
The 4.6-acre Postal Annex property located at the southwest corner of the intersection of Indian River Boulevard and 17th Street. This property is in a prime location for commercial development with good road access in a high volume traffic node and proximity to the waterfront. The property is currently designated

Commercial on the Future Land Use Map and C-1A (Tourist Commercial) on the Zoning Map. The City has agreed to lease a portion of the site to FPL to relocate the electric substation from the Electric Power Plant Property.

NOTE:

Any redevelopment of the two waterfront properties is subject to specific restrictions in the City Charter. The electric power and wastewater treatment properties may not be sold, leased, traded, or given away unless such sale, trade, or gift is approved by referendum. The two properties may be leased without a referendum only for a public or civic purpose which also serves a recreational, artistic, or cultural purpose including incidental concessions.

The Postal Annex property is not subject to any such restrictions.



Introduction : Understanding the Site

Existing Conditions

LEGEND

- 1 NEW FPL SUBSTATION
- 2 DECOMMISSIONED POWER PLANT
- 3 PARKING AREA
- 4 BOULEVARD ENTRANCES
- 5 SHED
- 6 HARBOR
- 7 SAILBOAT LAUNCHING RAMP
- 8 RECLAIMED WATER TANKS
- 9 WASTE WATER TREATMENT FACILITY
- 10 YOUTH SAILING LEASE AREA
- 11 DECOMMISSIONED SUBSTATION
- 12 Y.S.F. INDOOR STORAGE BUILDING
- 13  RIPARIAN SHORELINE
- 14  EMBANKED SHORELINE



Introduction : Understanding the Site

Existing Conditions: Power Plant



Indian River



River Inlet



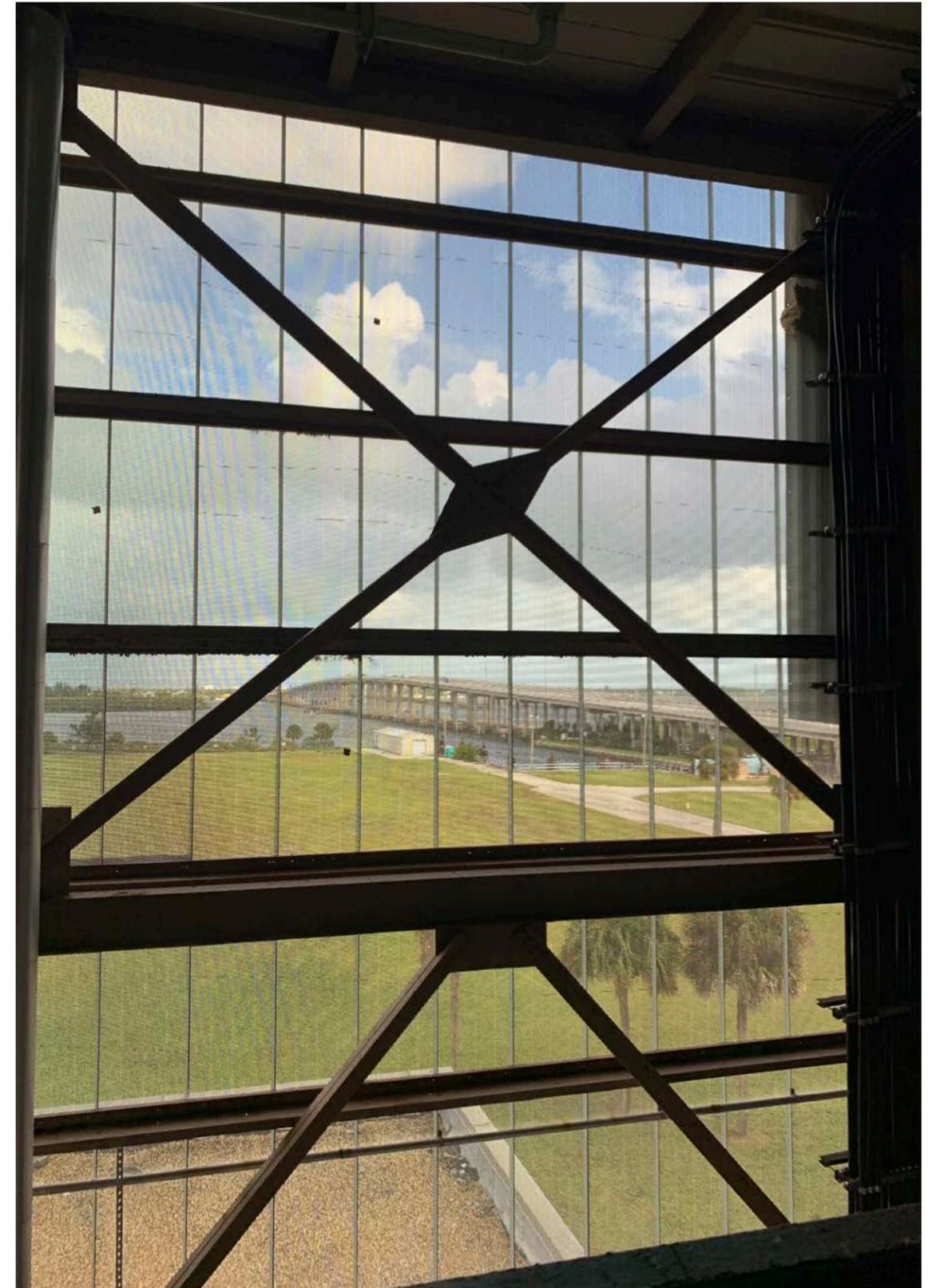
Big Blue

Introduction : Understanding the Site

Existing Conditions: Power Plant



Main Turbine Hall (Facing West)



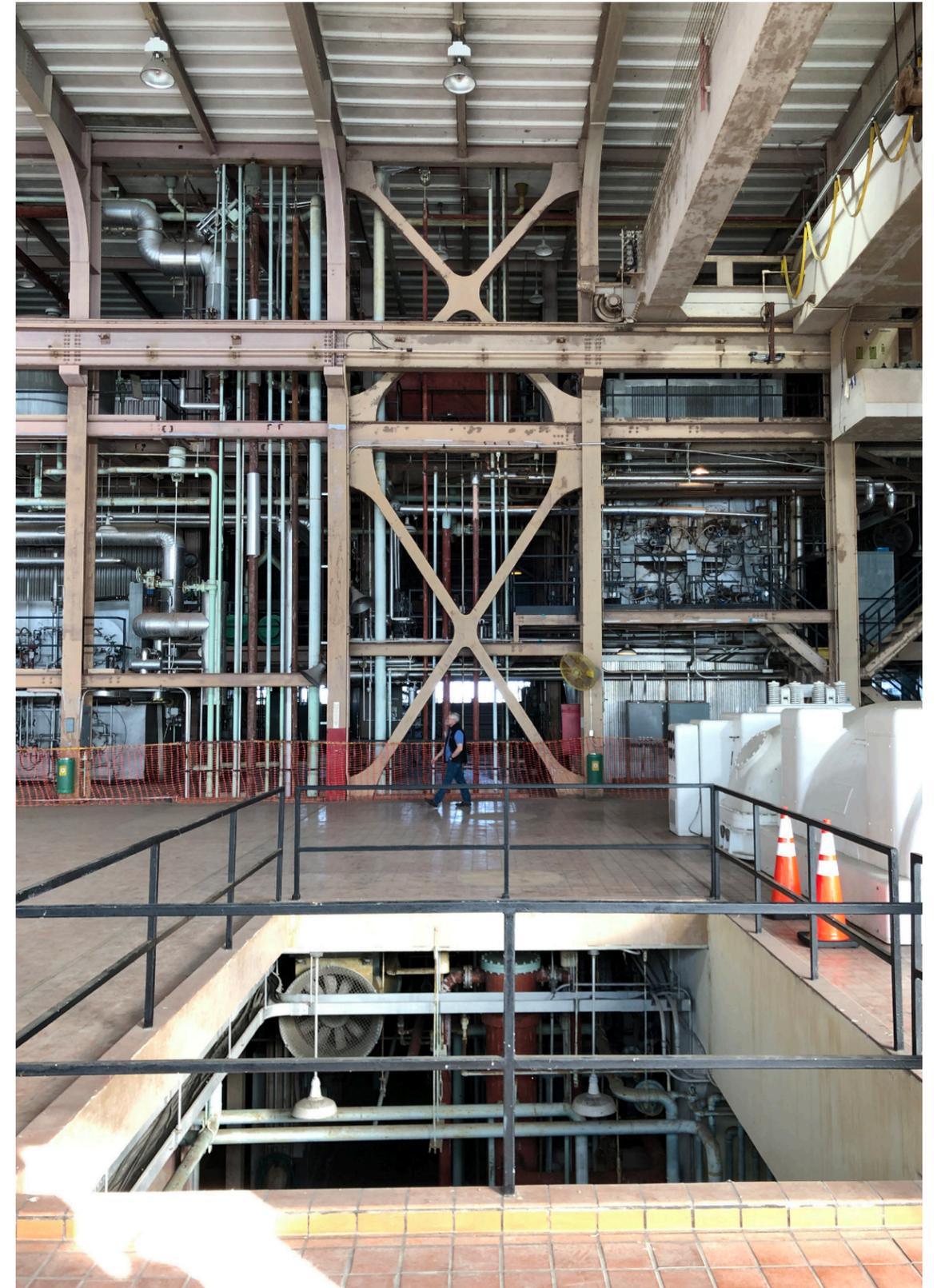
View to the East

Introduction : Understanding the Site

Existing Conditions: Power Plant



Main Turbine Hall (Facing West)

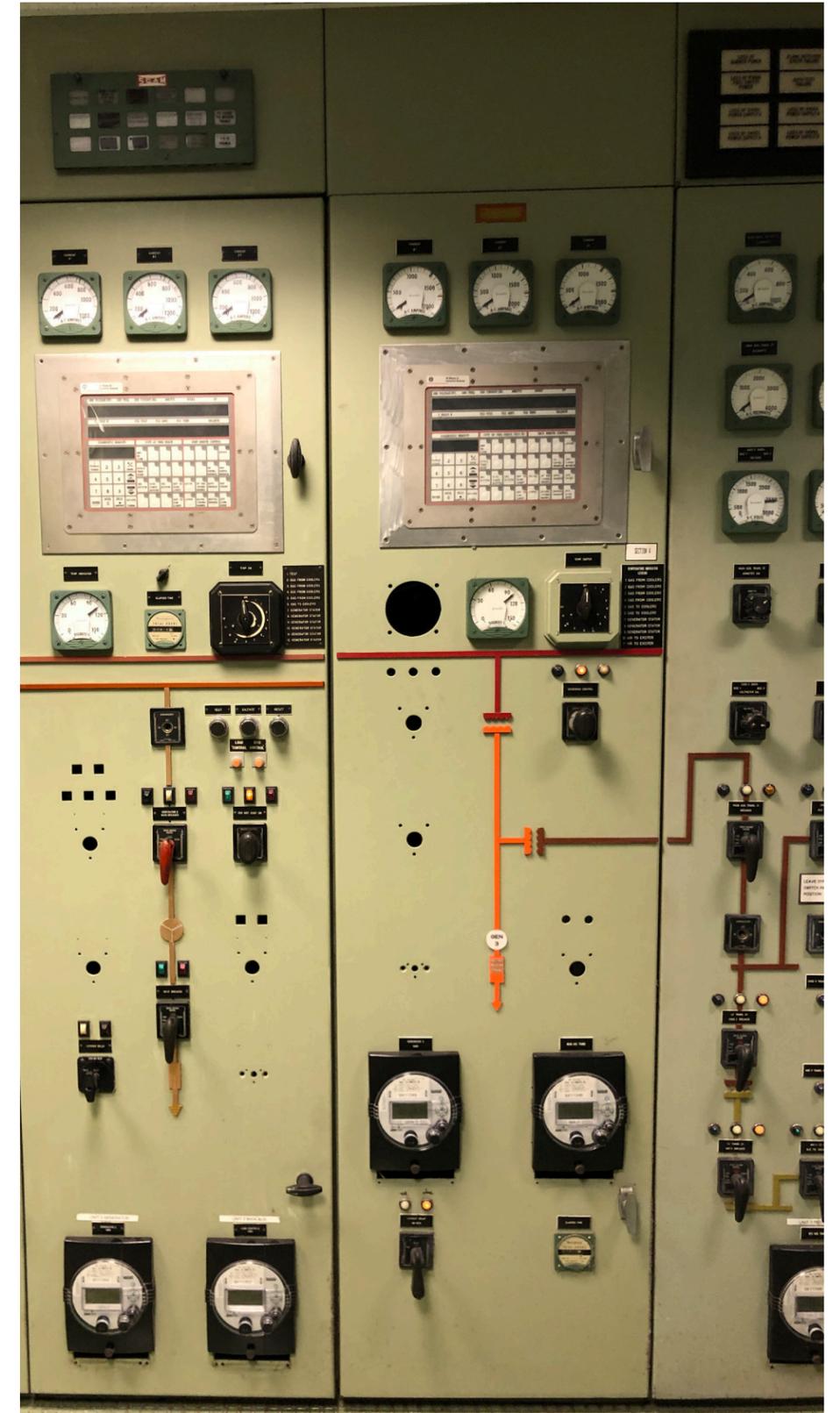


Introduction : Understanding the Site

Existing Conditions: Power Plant



Control Room



Introduction : Understanding the Site

Existing Conditions: Water Treatment Plant



Water Treatment Plant Aerial



Water Treatment Tanks



Under Alma Lee Loy Bridge/ 17th Street



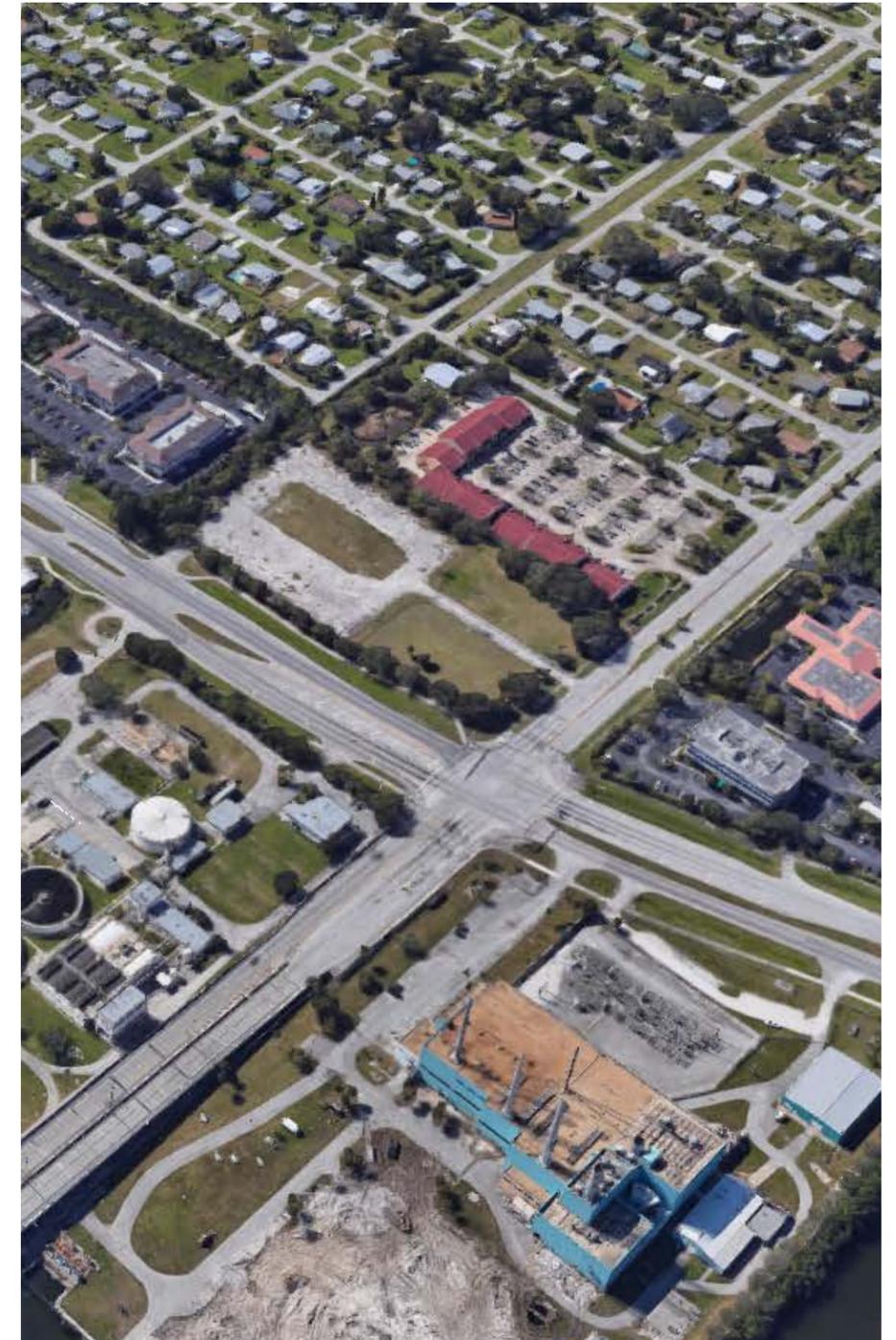
Indian River Edge

Introduction : Understanding the Site

Existing Conditions: Former Post Office-Annex



Former Post Office Site as Viewed from Power Plant



Aerial Former Post Office Site

PLANNING PROCESS & COMMUNITY OUTREACH

Planning Process & Community Outreach

Project Kick-off in November & Steering Committee Meetings Commence



CITY OF VERO BEACH ANNOUNCES NOVEMBER 19 THREE CORNERS CHARETTE KICK-OFF WITH ANDRES DUANY OF RENOWNED PLANNING FIRM DPZ CODESIGN

Charrette and online community outreach platform SpeakUpVeroBeach.com set for November 19 launch as City Council and DPZ CoDESIGN begin discussions with the community to envision the future of Three Corners, one of South Florida's most valuable waterfront parcels

November 7, 2019 VERO BEACH, FL → The City of Vero Beach today announced the kick-off of an intensive design Charrette and online community outreach initiative led by DPZ CoDESIGN to take place at 3:00 p.m. on Tuesday, November 19 at City Hall, located at 1053 20th Place and culminating in a week-long public Charrette process from January 27 – 31 at The Vero Beach Community Center.

The Charrette involves extensive community outreach efforts to encourage participation from the community in the creation and evaluation of alternative development scenarios for the three city-owned properties located at the base of the Alma Lee Loy (17th Street) Bridge, also known as Three Corners. The three parcels, encompassing 38 acres, are currently occupied by the old power plant, the former postal annex and the water and sewer treatment plant.

"Now that we have successfully effected the sale of Vero Beach Electric to FPL, our city's number one priority is to engage the community before embarking on a plan," said Monte Falls, Vero Beach City Manager.

For community members whose situation or schedules do not accommodate the public meeting format, an unprecedented interactive digital platform has been designed. The platform, www.SpeakUpVeroBeach.com, is set to launch November 19, 2019. The site will be devoted solely to Three Corners and will act as repository for clear, accurate and transparent information. Citizens will be able to research the history and public documents, share ideas and see photos as well as register for public tours of the site, which will be offered two weeks prior to the Charrette on Saturday, January 18, 2020 and Saturday, January 25, 2020.



Steering Committee



Steering Committee meeting on January 7, 2020

Steering Committee

Vicky Gould,
Committee Chair

Tony Young,
Mayor

Laura Moss,
Vice Mayor

Robbie Brackett,
Vice Chair,
City Councilmember

Joe Graves,
City Councilmember

Rey Neville,
City Councilmember

Dr. Richard Baker

John Cotugno

Harry Howle

Mike Johansen

Alma Lee Loy

Linda Moore

Mark Tripson

Planning Process & Community Outreach

Public Engagement via Online Platform



Search



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[The Envisioning Process](#)

[5 Scenarios](#)

[Share Your Ideas](#)

[Charrette Week Schedule](#)

[Sign In](#) | [Register](#)



SpeakUpVeroBeach.com is the online hub for community engagement about the future of Three Corners - 38 acres where the old power plant, former postal annex land & water treatment plant now stand. Here you'll find facts about Three Corners and many ways to discuss & share your ideas. Kindly Register to join the conversation and be part of a new model of public debate where all voices & ideas are heard.

SpeakUpVeroBeach.com Online Community Engagement began Nov. 19, 2019

QUESTION on SURVEY

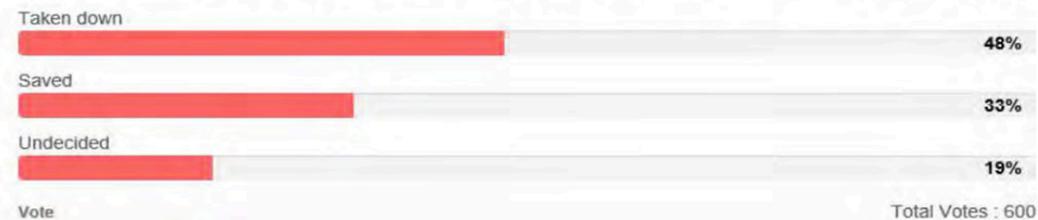
What future uses & impacts at Three Corners would you feel most proud of for our community?

SURVEY RESULTS: Most popular in order of importance:

#1	91%	Environmental Sensitivity (i.e. clean water, green building)
#2	88%	Park & Open Spaces
#3	87%	Dining/Restaurants
#4	85%	Entertainment
#5	81%	Youth Programs (i.e. Youth Sailing & others)
#6	76%	Tourism Generation
#7	75%	Event Venue
#8	70%	Economic Development
#9	69%	Education
#10	69%	Shops
#11	68%	Revenue Generation for City
#12	67%	Marina / Boat Docks
#13	32%	No Development (keep property as a waterfront green park ONLY)
#14	30%	Hotel
#15	18%	Offices / Co-working Space
#16	14%	Residential Units

QUICK POLL RESULTS - 600 Voted on Future of Power Plant

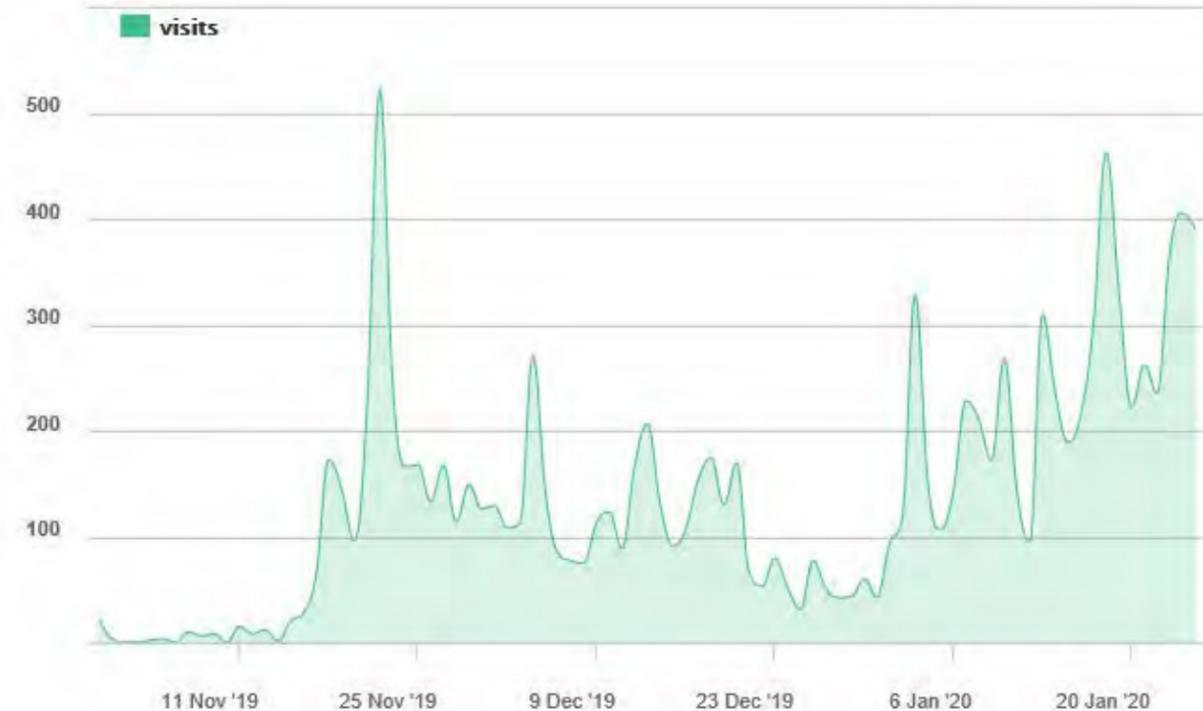
Do you think the existing 'big blue' Power Plant should be:



PRE-CHARRETTE POLLING

Live Activity

[All Time](#) | [Last 30 Days](#) | [Last 7 Days](#)



11,857

SITE VISITS
(All Time)

1,297

SITE REGISTRATIONS
(All Time)

1,217

ACTIVATED PARTICIPANTS
(All Time)

PRE-CHARRETTE NUMBERS

SpeakUpVeroBeach.com

Totals to date:

Charrette Week:

Public Attendance: **680**

Power Plant Visitors

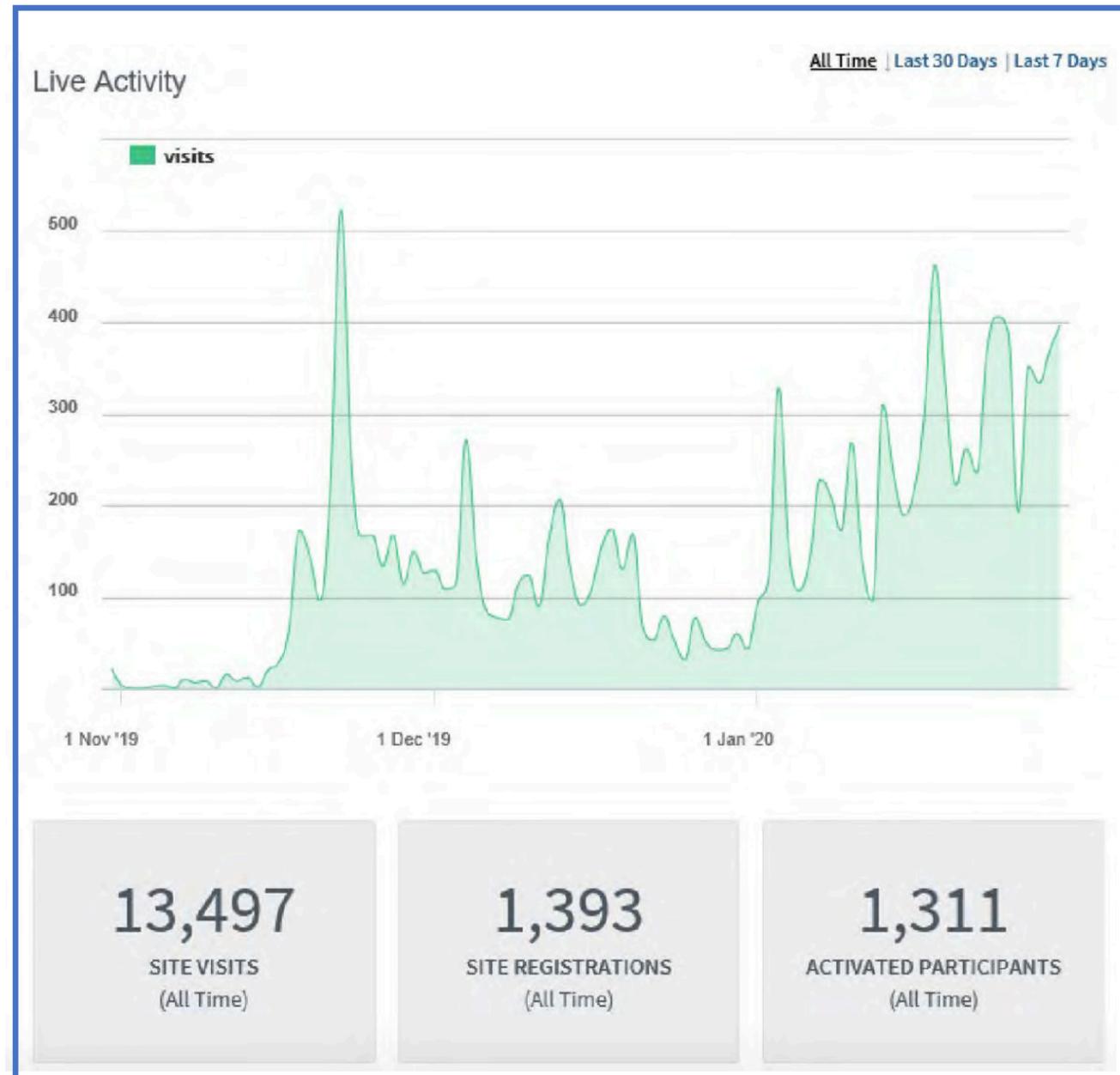
Site Tours: **1,000**

Facebook Live with TCPalm

Jan. 30, 2020

Facebook Live Session: **70**

Facebook Live Views: **3,900**

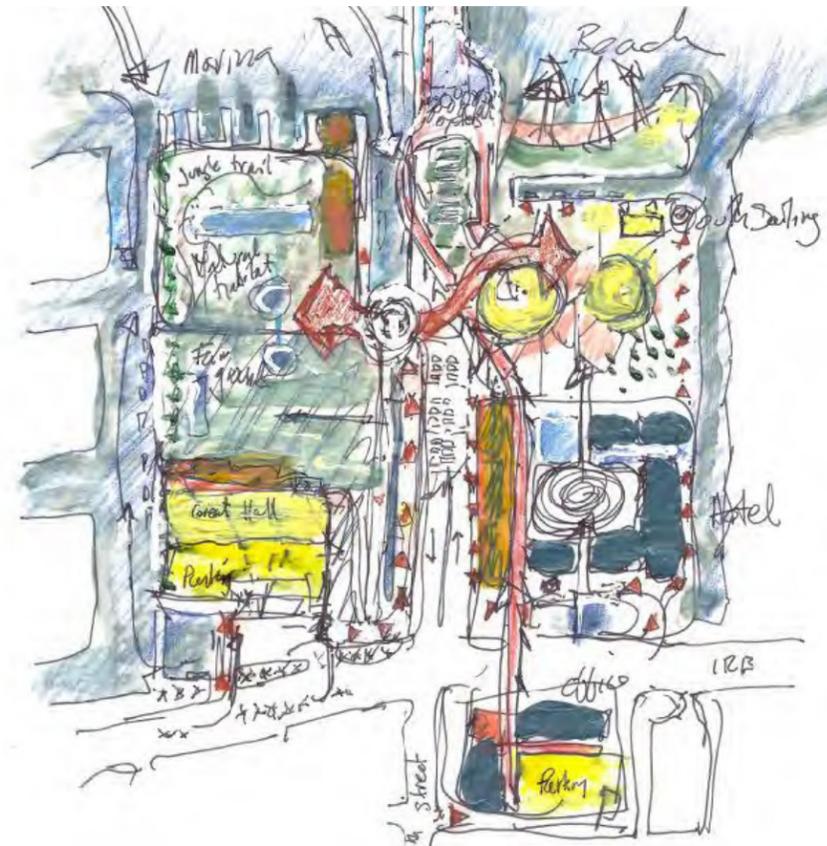
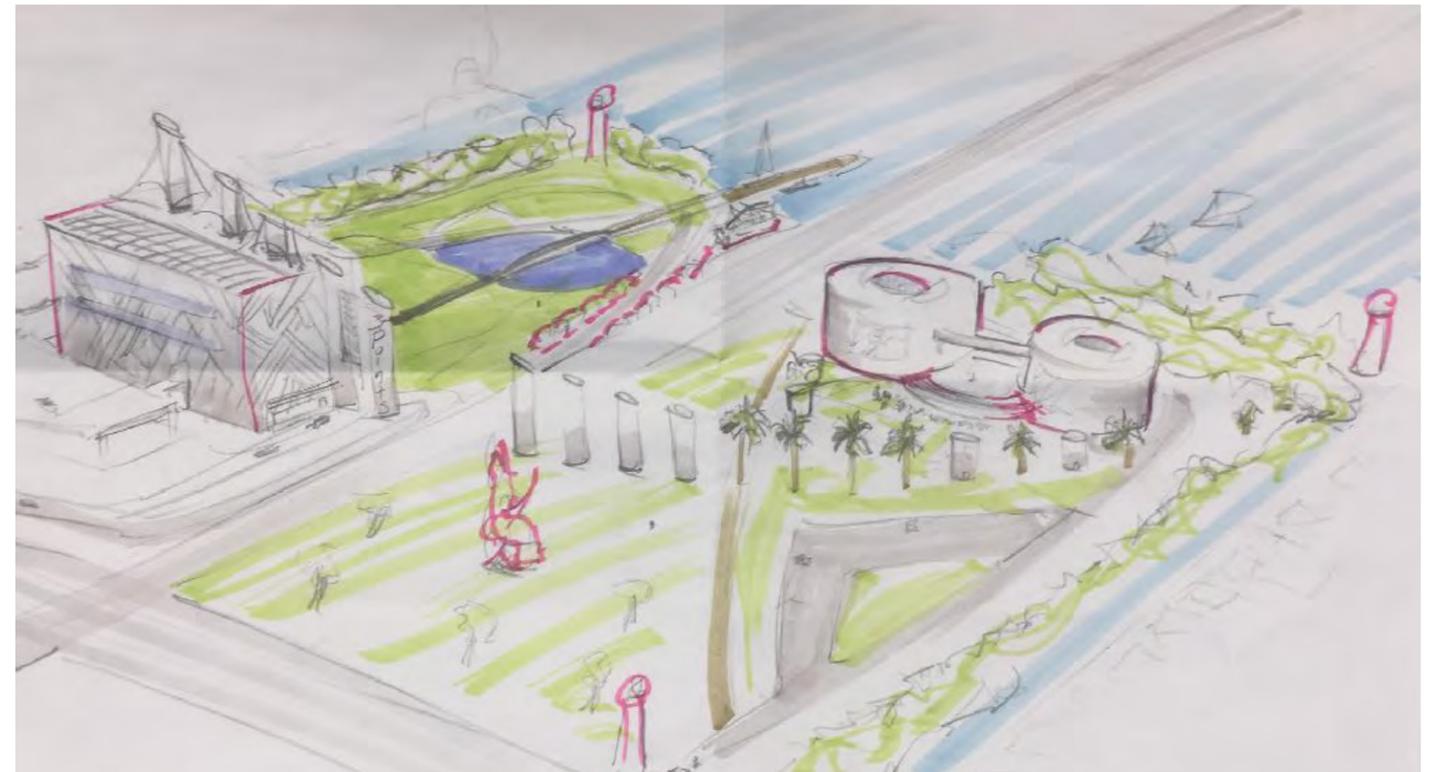
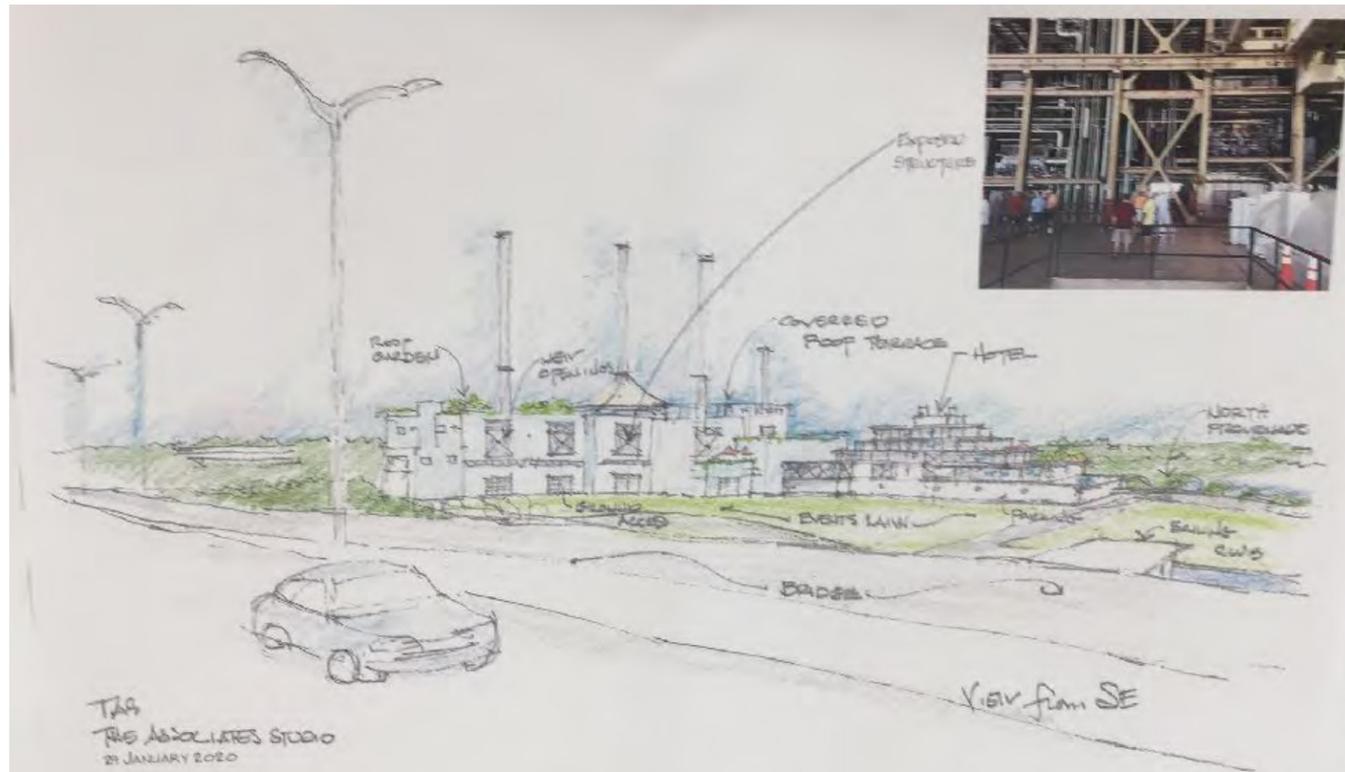


END OF CHARRETTE NUMBERS

SpeakUpVeroBeach.com

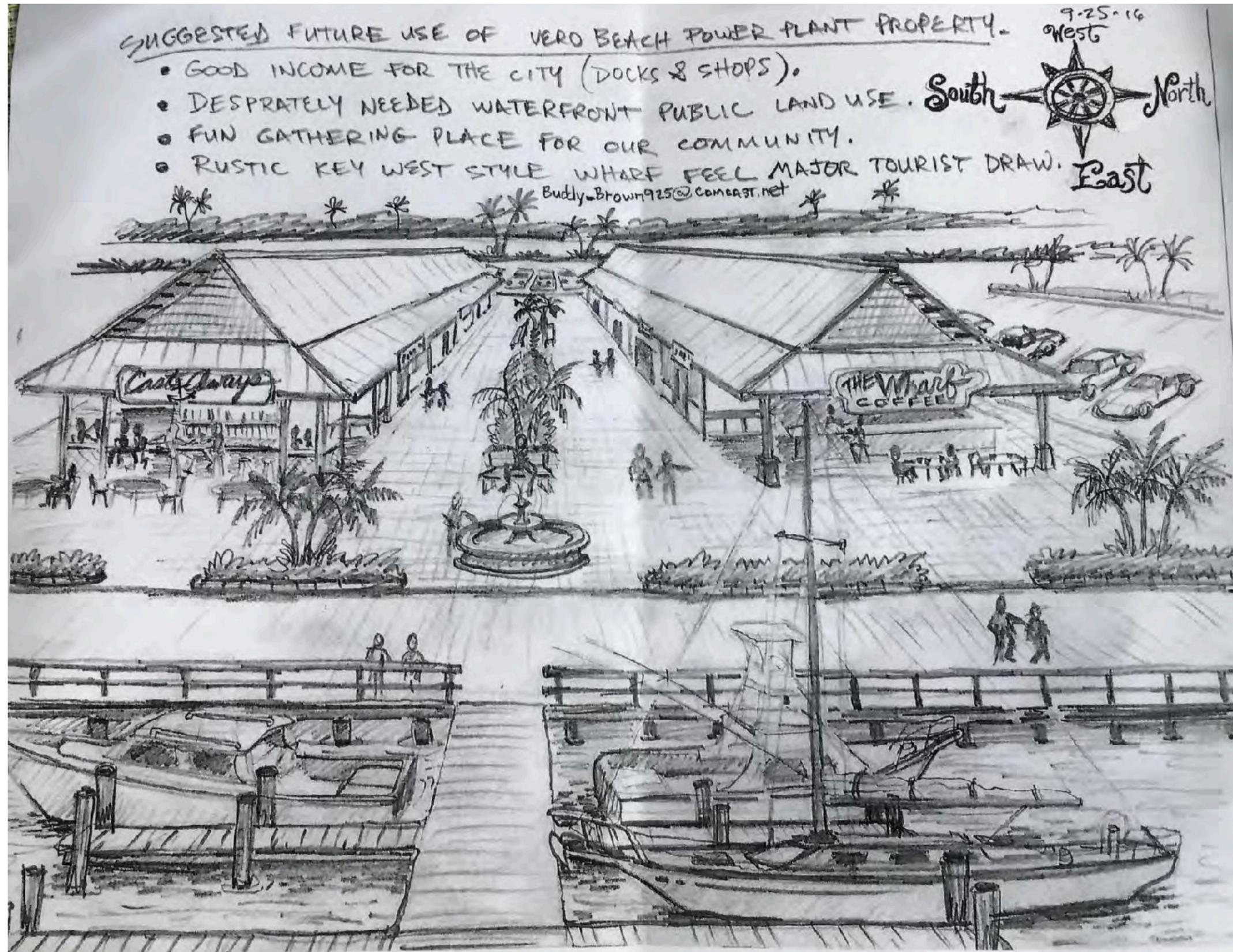
Planning Process & Community Outreach

Community Ideas & Contributions



Planning Process & Community Outreach

Community Ideas & Contributions



Planning Process & Community Outreach

Community Site Tours

FORMER POWER PLANT TOURS

Welcome! Please follow these steps on the tour:

- 1) **Registration.** Complete the Release of Liability Form and complete the sign-in sheet prior to starting the tour.
- 2) **Power Plant Building.** Walk up the stairs to the main generator floor to *experience the size and scale of the existing building.*
- 3) **Power Plant Site.** Walk along the pavement to the river to *experience the large size of the site and its potential.*
- 4) **Check-out.** Follow the pavement back the registration table to sign-out prior to leaving the site.



As you tour the building and site, think about these questions:

- 1) What is your impression of the interior of the power plant?
- 2) What, if anything, do you like about the exterior?
- 3) In your dreams, what could go in this building?
- 4) Based on the site drawing above with the site split into zones, what would you propose or associate with each of the zones?

Go ahead and think creatively. Now is the time to do it.



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Media Coverage

VERO BEACH 32963 FOR BREAKING NEWS COVERAGE IN INDIAN RIVER COUNTY VISIT US **VeroNews.com**

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Calendar

Centennial Place: No word yet on how much this might cost, or where the money would come from
STORY BY NICOLE RODRIGUEZ

As plans to transform Vero's defunct power plant and aging sewage treatment plant at the base of the Alma Lee Loy Bridge into a vibrant Centennial Place wow local residents, two key questions remain unanswered.

... is a riverfront entertainment hub likely to cost? And where will the money

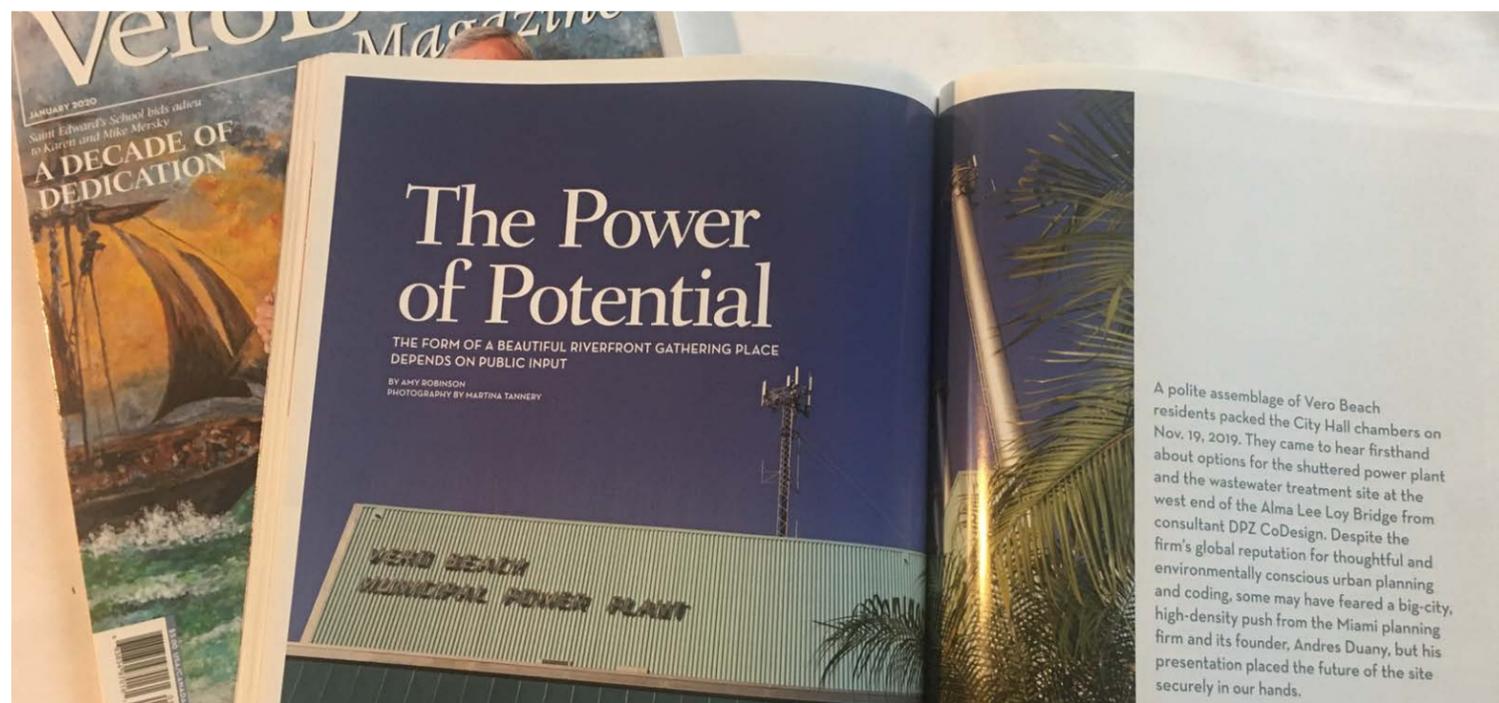
facebook Sign Up

Email or Phone Password Log In
Forgot account?

TCPalm was live.
January 30 · 🌐

Urban planner and architect Andres Duany joins TCPalm's Larry Reisman to discuss this week's planning for Vero Beach's three corners. Check out the column below to follow along.
<https://www.tcpalm.com/.../duany-saving-power-pla.../4601842002/>

5.1K Views



TCPalm. HOME NEWS SPORTS ENTERTAINMENT OPINION OBITUARIES USA TODAY JOBS MORE

OPINION

After standing O, don't destroy Duany's 3 corners plan nitpicking it to death | Opinion

Laurence Reisman, Treasure Coast Published 6:00 a.m. ET Feb. 28, 2020

the job network
Keywords (ex. registered nurse)
Stuart, FL
FIND JOBS

MORE STORIES
Can police stay connect to growing communities
June 4, 2020, 2:05 p.m.

Duany spent the week of Jan. 27 in Vero Beach hearing local residents say what they'd like on 3

Planning Process & Community Outreach

Charrette Week Schedule

Charrette Participants		Day 1 Sunday January 26	Day 2 Monday January 27	Day 3 Tuesday January 28	Day 4 Wednesday January 29	Day 5 Thursday January 30	Day 6 Friday January 31				
City of Vero Beach		DPZ Team Travel	Team Breakfast	Team Breakfast	Team Breakfast	Team Breakfast	Team Breakfast				
Council/ Steering Committee Community	8:00 am		Design Session <i>Studio Closed</i> (9:30 - 10:30)	Design Session <i>Studio Closed</i> (9:30 - 10:30)	Design Session <i>Studio Closed</i> (9:30 - 10:30)	Design Session <i>Studio Closed</i> (9:30 - 11:00)	Design Session <i>Studio Closed</i> (9:30 - 12:00)				
	09:30 am										
	10:00 am										
	10:30 am										
	11:00 am										
11:30 am	<i>Studio Open</i> Meeting #1 (10:30 - 12:00) Budgeting & Finance	<i>Studio Open</i> Meeting #3 (10:30 - 12:00) Topic TBD	<i>Studio Open</i> Meeting #5 (10:30 - 12:00) Vero Beach Chamber of Commerce & Vero Beach Main Street	<i>Studio Open</i> Meeting #7 (11:00 - 12:30) Indian River County Chamber of Commerce Courthouse Executive Center							
DPZ CoDESIGN	Team Lunch (en route)	Team Lunch 12:30 - 2:00 <i>Studio Closed</i>	Team Lunch 12:30 - 2:00 <i>Studio Closed</i>	Team Lunch 12:30 - 2:00 <i>Studio Closed</i>	Team Lunch 12:30 - 2:00 <i>Studio Closed</i>	Team Lunch 12:30 - 2:00 <i>Studio Closed</i>					
Andres Duany Xavier Iglesias Josef Albert Kyannah Andrews Eusebio Azcue Ben Northrup Chris Ritter							12:00 pm				
							12:30 pm				
							1:00 pm				
							1:30 pm				
							2:00 pm				
2:30 pm							Design Session <i>Studio Closed</i> (2:30 - 4:00)	Design Session <i>Studio Closed</i> (2:30 - 4:00)	Design Session <i>Studio Closed</i> (2:30 - 4:00)	Design Session <i>Studio Closed</i> (2:30 - 6:30)	Design Session <i>Studio Closed</i> (2:30 - 6:30)
3:00 pm											
3:30 pm											
4:00 pm											
4:30 pm											
5:00 pm	<i>Studio Open</i> Meeting #2 (4:00- 5:30) Design & Development Professionals	<i>Studio Open</i> Meeting #4 (4:00- 5:30) Health & Recreation	<i>Studio Open</i> Meeting #6 (4:00- 5:30) Planning & Zoning Board								
DPZ Consultants	DPZ Team Arrival Site/ Area Visit/ Set-up Studio at Community Center	Opening Presentation w/ Steering Committee (6:30 - 8:00) at VB Community Center	Progress Pin-Up #1 w/ Immediate Neighbors (6:30 - 8:00) at Fairlane Harbour Community Center	Progress Pin-Up #2 w/ Young Professionals/ New Collars/ Students (6:30 - 8:00) at Walking Tree Brewery	Progress Pin-Up #3 w/ Central Beach Residents (6:30 - 8:00) at Orchid Island Brewery	Closing Presentation w/ Steering Committee (6:30 - 8:00) at First Presbyterian Church					
IWPR Group Crabtree Group Beth Dowdle							6:30 pm				
							8:30 pm				
							Team Dinner	Team Dinner	Team Dinner	Team Dinner	Team Dinner
							Studio Location	Vero Beach Community Center 2266 14th Avenue Vero Beach, FL 32960			

Unless otherwise noted all meetings are at the VB Community Center. For other meeting location addresses please consult speakupverobeach.com.

Planning Process & Community Outreach

Charrette Week Sessions



Planning Process & Community Outreach

Charrette Week Sessions

The Charrette week consisted of daily meetings with various stakeholder groups as the designers developed plans that incorporated the ideas discussed with each group and via the online feedback. Each evening a presentation of the day's progress was presented at different venues throughout the community. A closing presentation took place at the end of the week.

The following pages depict the main topics that were studied and precedents that were looked at during the charrette that informed the programming of each scenario plan.



In-progress rendering during the Charrette



Planning Process & Community Outreach

Landscape Precedents

A key component of the four scenario plans that envision 3 Corners as a redeveloped destination, is the idea of a central park. The park in these plans is composed of open expanses and tree-covered plots.

The Vero Beach area has wonderful park precedents that can be seen at the Downtown's Heritage Center's lawn and sidewalk edge, and the restored dunescape of the golf course at the Windsor community.



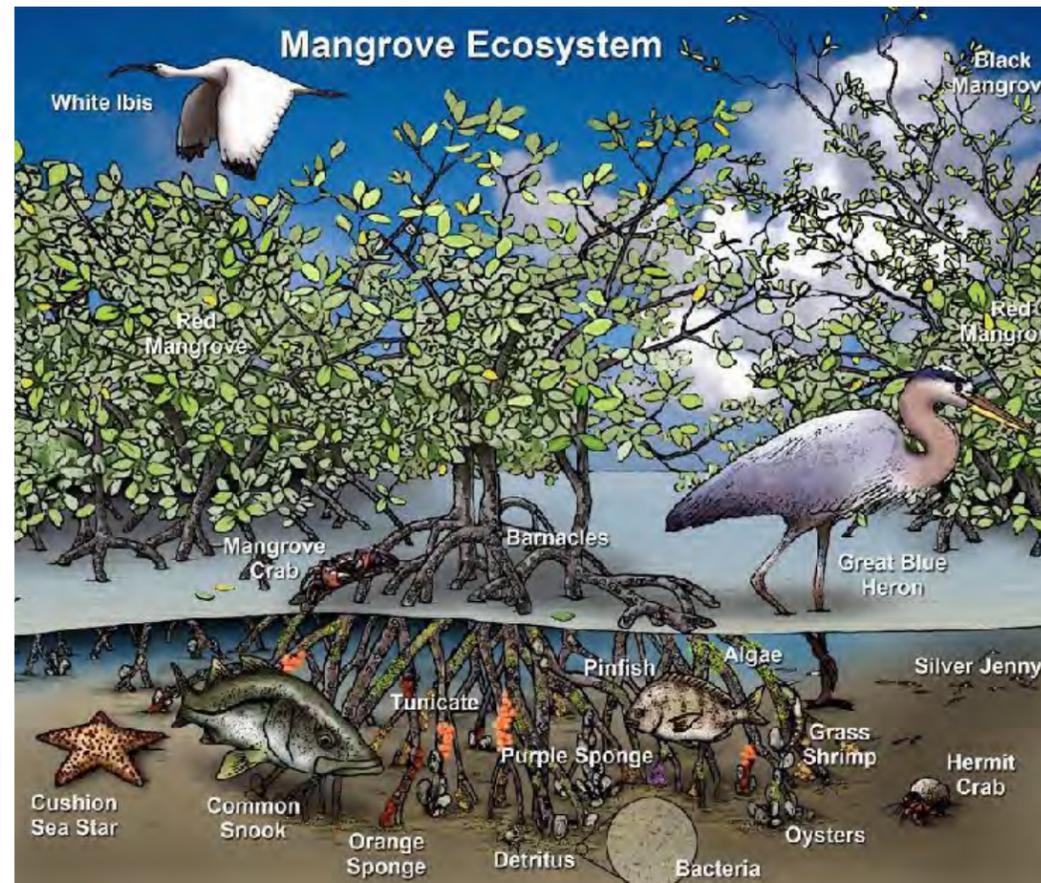
Planning Process & Community Outreach

The Curated Landscape

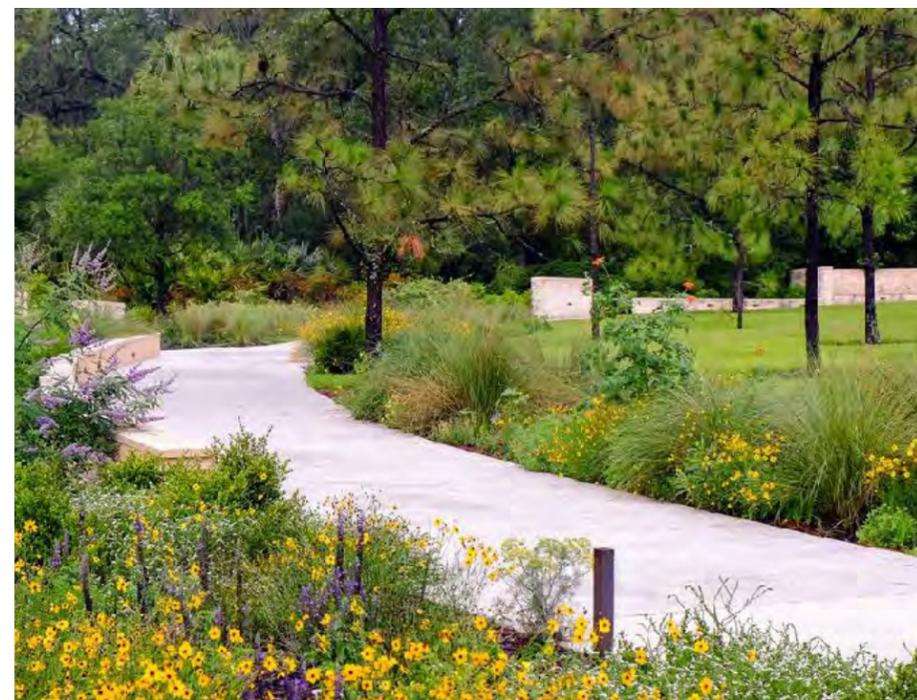
The 3 Corners site has been filled and altered from its natural state. The ample green space in each of the scenarios is designed for a variety of outdoor uses, including restoration of indigenous plant materials and their interpretation. The final detailed landscape plan would establish a strong sense of place through the restoration of the plant communities that would have been naturally occurring at this location along the Indian River Lagoon.

The native plant materials anchor the built environment with a strong identity in a context that is unique to Vero Beach and its location on the Indian River Lagoon. This project is an opportunity to educate visitors about the role of landscaping in both natural and man-made environments.

Native trees and plants can be formally arranged to define the outdoor rooms in the park. Mangroves line the canal edges with specific living shoreline plans depending on each edge condition that may include pruned mangrove "windows" for views.



Nature Education



Native Meadow



Native Trees & Shrubs

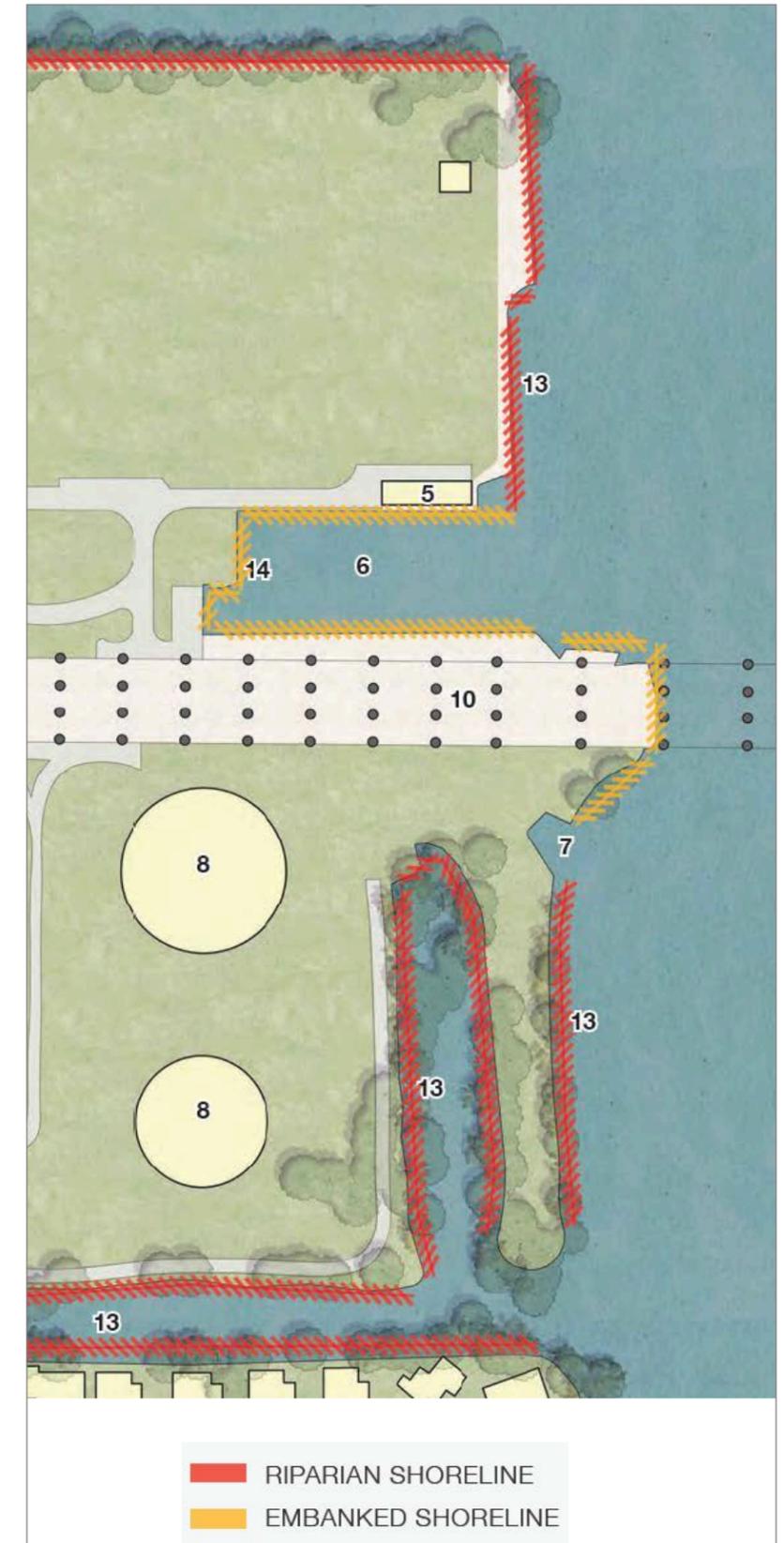
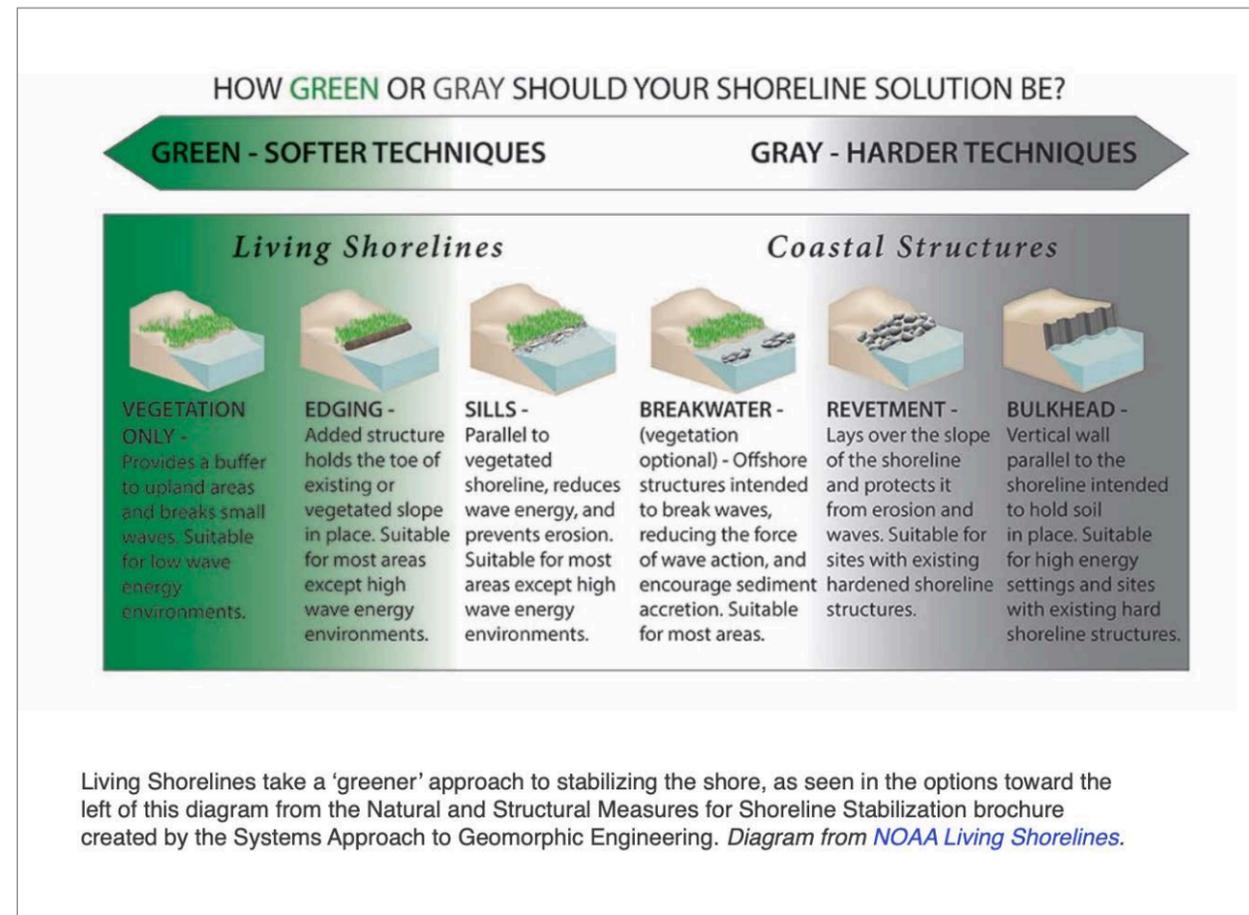
Planning Process & Community Outreach

The Curated Landscape: The Living Shoreline

“Living shorelines” is a term used to define a number of shoreline protection options through the strategic placement of plants, stone, sand fill, and other structural organic materials. Each living shoreline is unique. The specific living shoreline designs for the 3 Corners site will be the result of careful consideration of the existing conditions of each edge with the planned new uses. Often mangroves along with a planting palette of other native wetlands species are restored to the coastal edge. Mangroves are better carbon storers than tropical rainforests and help protect the coast from storm surge.

Local experts like ORCA and the FAU Harbor Branch Oceanographic Institution should be consulted on the edge-specific designs. Interpretive signs can be designed to educate visitors about the marine environment and the restored shoreline.

Where there are existing hardened seawalls, circumstances can sometimes be improved through Seawall Enhancement Projects (SEP) that include a variety of options including the addition of rip-rap in front of a wall or the addition of planters for installation of native plants in front of a vertical wall.



Planning Process & Community Outreach

The Curated Landscape: Kayak & Paddleboard Launch

Already in use as a boat launch by the Youth Sailing Foundation, the inlet on the south parcel is also home to mangroves and other native plantings that can continue to coexist in harmony with sailing activities, as well as kayaking and paddleboarding.



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The Curated Landscape: Education & Glamping

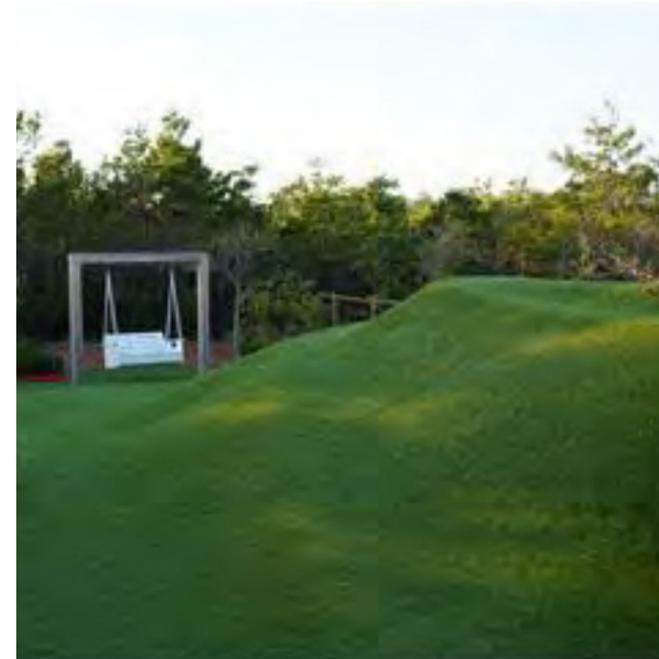
With the idea of the restoration and enhancement of the south inlet peacefully coexisting with recreation, it was suggested at the charrette that a nature center to educate visitors about the natural habitats would be a welcome addition. One possible funding source for the center's programming might be a partnership with a hotel operation that could accommodate the growing phenomenon that is "glamping"-- glamorous camping-- with tents sensitively tucked into the vegetation.



Planning Process & Community Outreach

The Curated Landscape: Artful Playscapes

Many of the contributions from *SpeakUpVeroBeach.com* focused on recreation and exploration for kids in the form of instructive or artful playscapes . These whimsical installations may be installed throughout the open spaces of 3 Corners.



Planning Process & Community Outreach

The Curated Landscape: Artful Playscapes



Planning Process & Community Outreach

The Recreational Program: The Youth Sailing Foundation

The Youth Sailing Foundation is a beloved local non-profit that has been operating out of 3 Corners for many years. Their mission is committed to educating all children from all walks of life throughout the Vero Beach community about boating, water safety and the the Indian River coastline. Their continued presence at 3 Corners will ensure that the site will remain a venue that unites Greater Vero Beach.

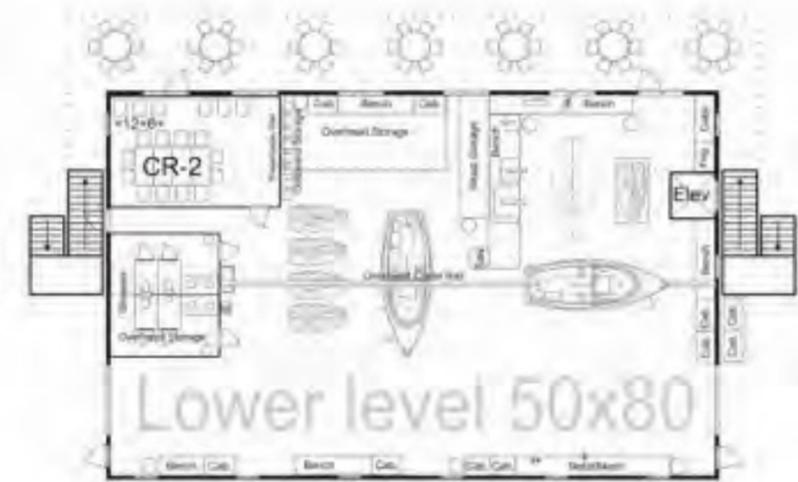
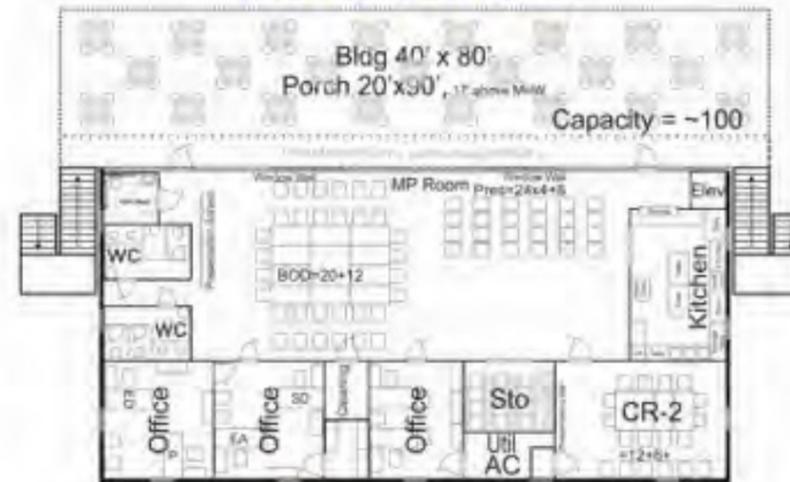


Summary of YSF Program Requirements

- 50' x 80' building on the waterfront
 - Sufficient parking for day-to-day operations and overflow parking for regattas
 - Code for everyday -50 spaces, regatta need 100 spaces
- Indoor storage building –size to be determined –store 100 8-14 foot dinghies on racks.
 - Perhaps move and reinforce current building 24.5 x 96' with about 18' side walls
- Storage for up to 30 420 sailboats
 - 24 on floating dock, 6 in reserve (space for 12)
- Storage for up to 30 Opti sailboats
 - 15 in rack on floating dock, 15 in reserve (space for 18)
- Storage for up to 24 Feva Sailboats
 - 18 on floating dock, 6 in reserve (space for 12)
- Storage for 6 special needs boats in rack on floating dock
- Storage for up to 20 Laser/Sunfish Sailboats
 - 10 on floating dock, 10 in reserve (space for
- Storage for up to 10 17-20 foot in-water sailboats
 - 8 on floating dock and 2 in reserve
- Storage for up to 12 miscellaneous sailboats 12-20 feet in length
 - 4 on floating dock and 8 in reserve
- Storage for up to 20 guest boats on floating dock –up to 24 feet in length
- Storage for up to 50 guest sailboats on land
- Storage for 1 pontoon boat at dock
- Storage for up to 12 Boston Whaler type safety boats
 - 8 in water
 - 4 in reserve/maintenance
- Sufficient space to store 25 boat trailers – 15-25 feet in length



YSF Club House



Purpose Built Storage Facility
Accommodate reserve Fleet during normal operations and all sailing dinghies for Hurricane Storage
Racking system for optimal use of space

Planning Process & Community Outreach

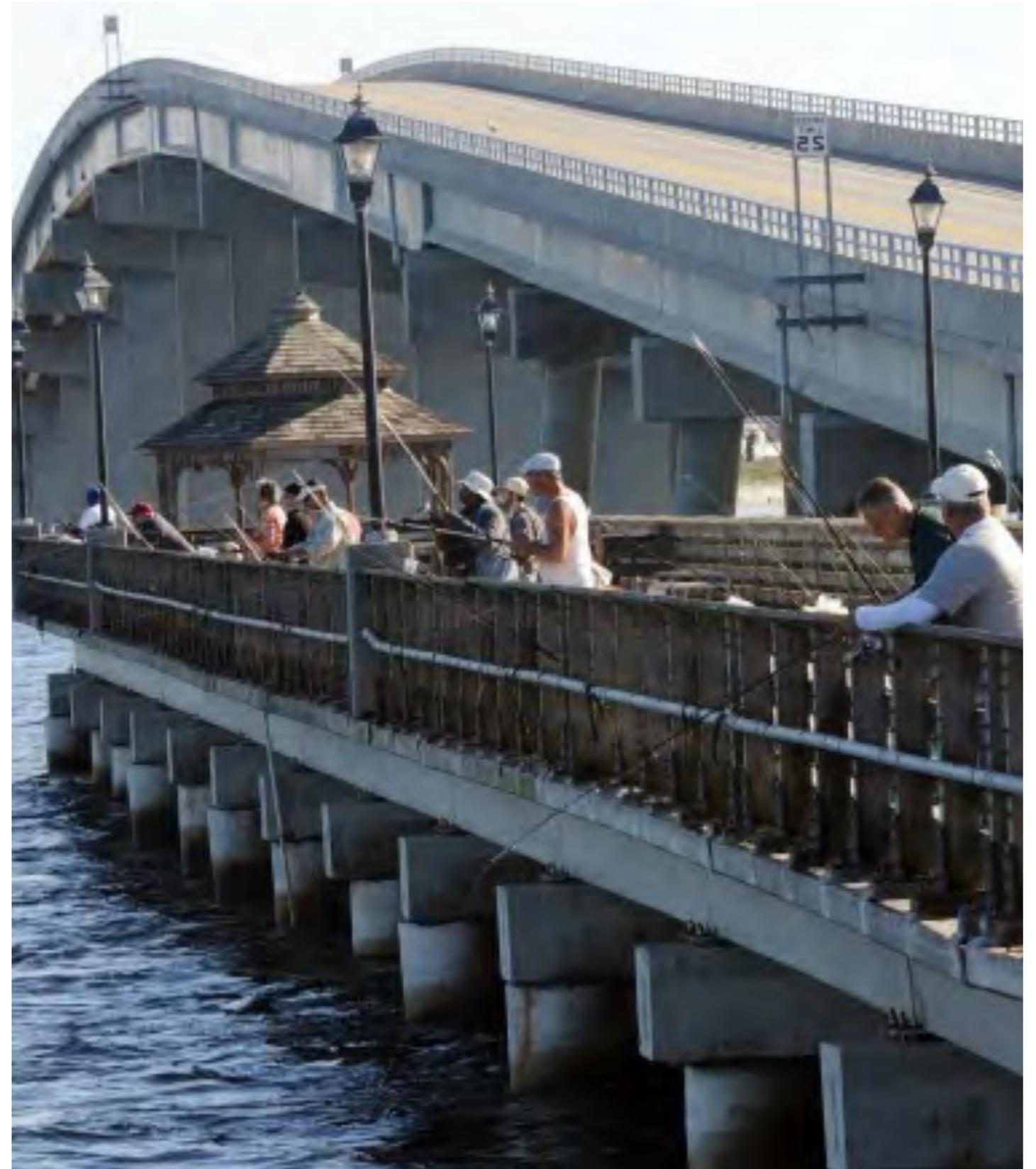
The Recreational Program: The Skate Park

The Skate Boarding community in Vero Beach is growing and in need of a safe venue for this activity venue closer to home.



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The Recreational Program: The Fishing Pier

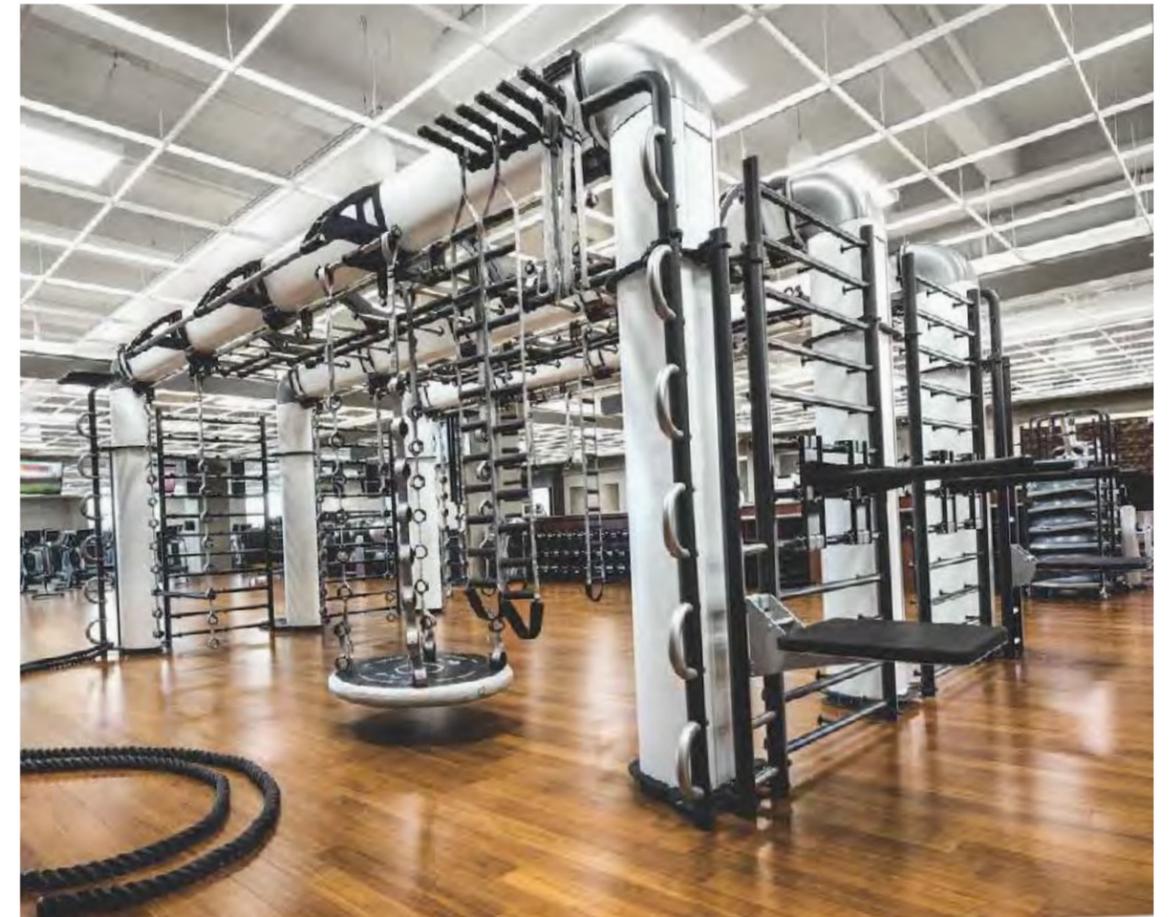


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The Recreational Program: Power Plant Health Club

Possible offerings by a potential health club operator at the Power Plant :

- 1 Classes
- 2 Personal Training
- 3 Sports
- 4 Kids/ Family Programs
- 5 Outdoor Pools
- 6 Health & Wellness Programs
- 7 Spa
- 8 Co-Working Space
- 9 Cafe



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Arts & Entertainment Center at the Water Tanks



Ideas from speakupverobeach.com



Planning Process & Community Outreach

Precedents for Industrial Power Plant Aesthetic

“Steampunk is a retrofuturistic subgenre of science fiction or... fantasy that incorporates technology and aesthetic designs inspired by 19th-century industrial steam-powered machinery.” – Wikipedia



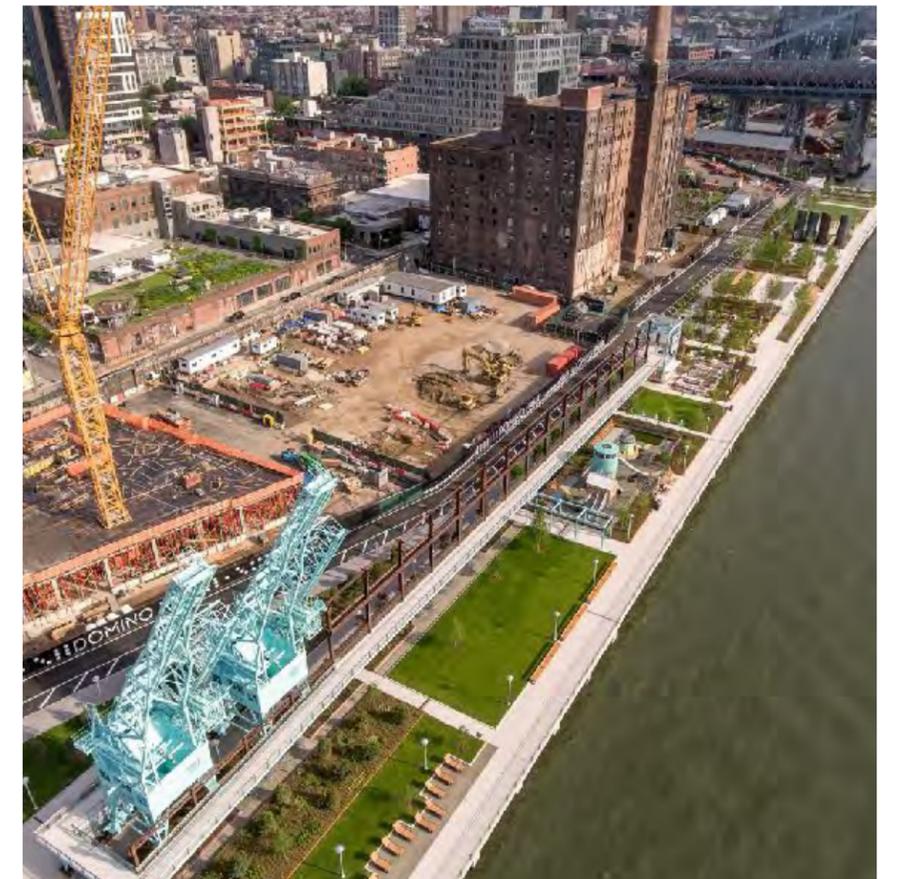
Atlanta, GA



Chelsea, New York City, NY



Brooklyn, New York City, NY

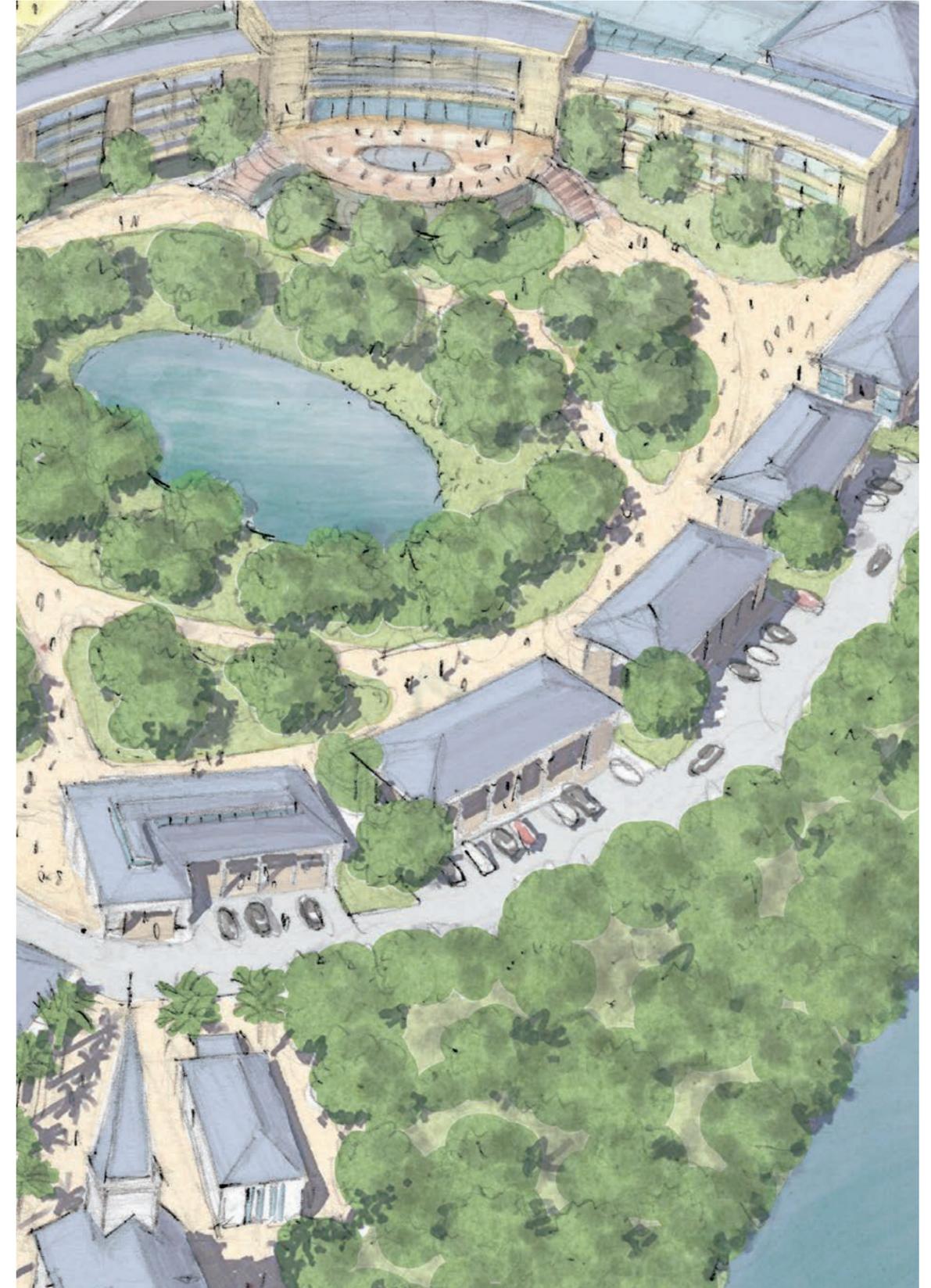


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Precedents for Market Sheds



Vancouver's Granville Island



Planning Process & Community Outreach

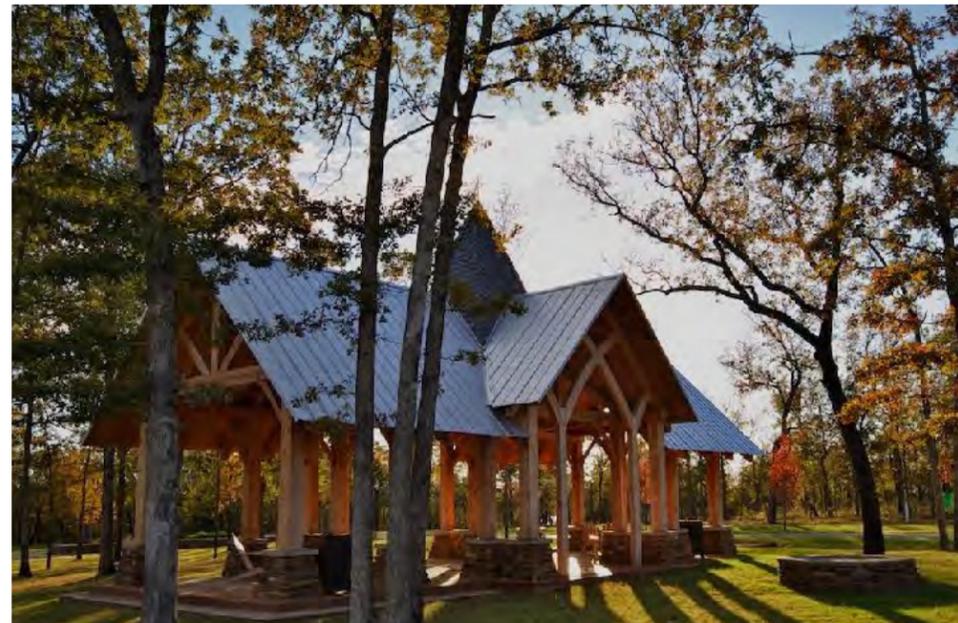
Precedents for Wedding Chapel / Meeting Hall



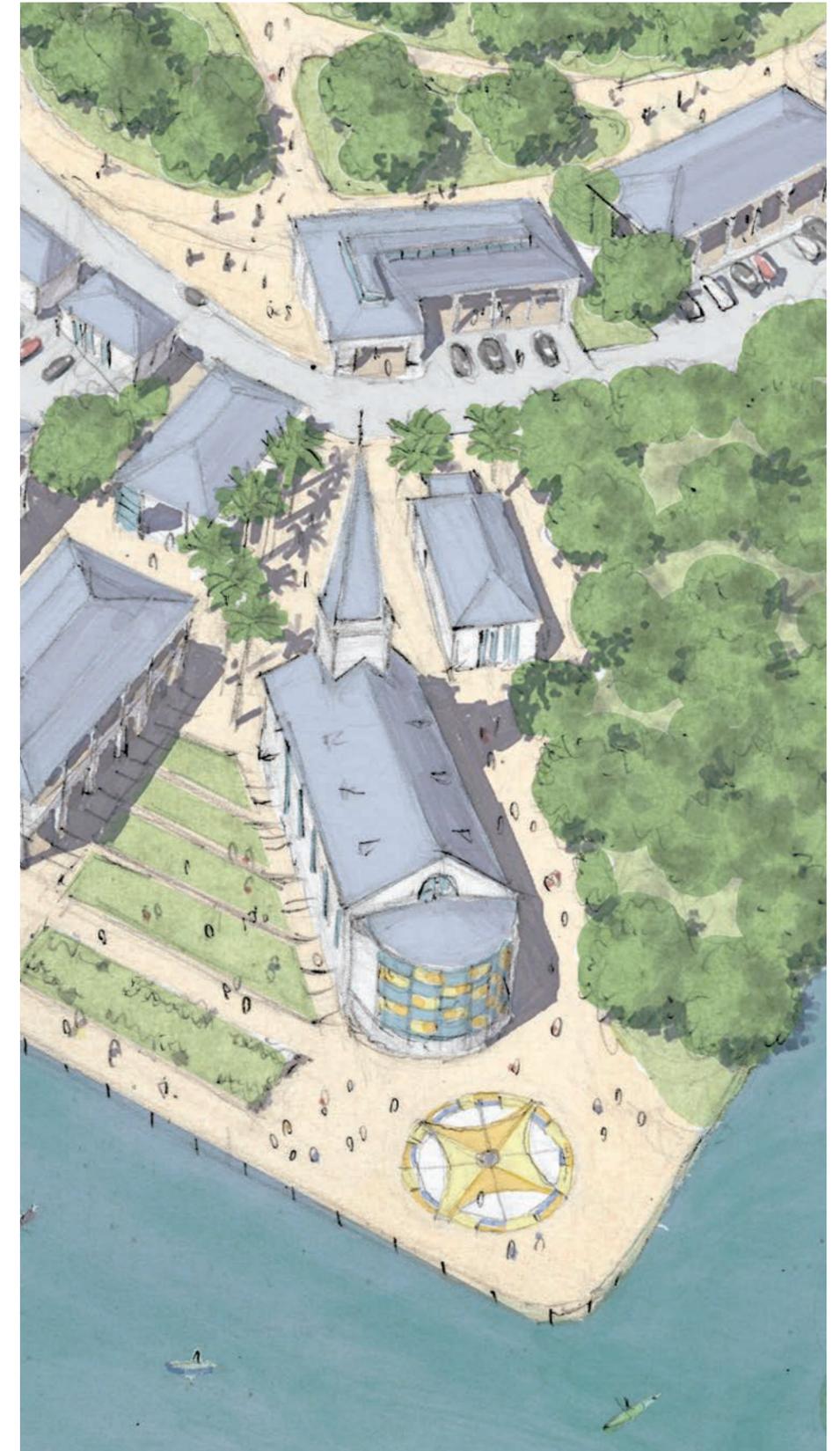
Seaside, FL



Rosemary Beach, FL



Carlton Landing, OK

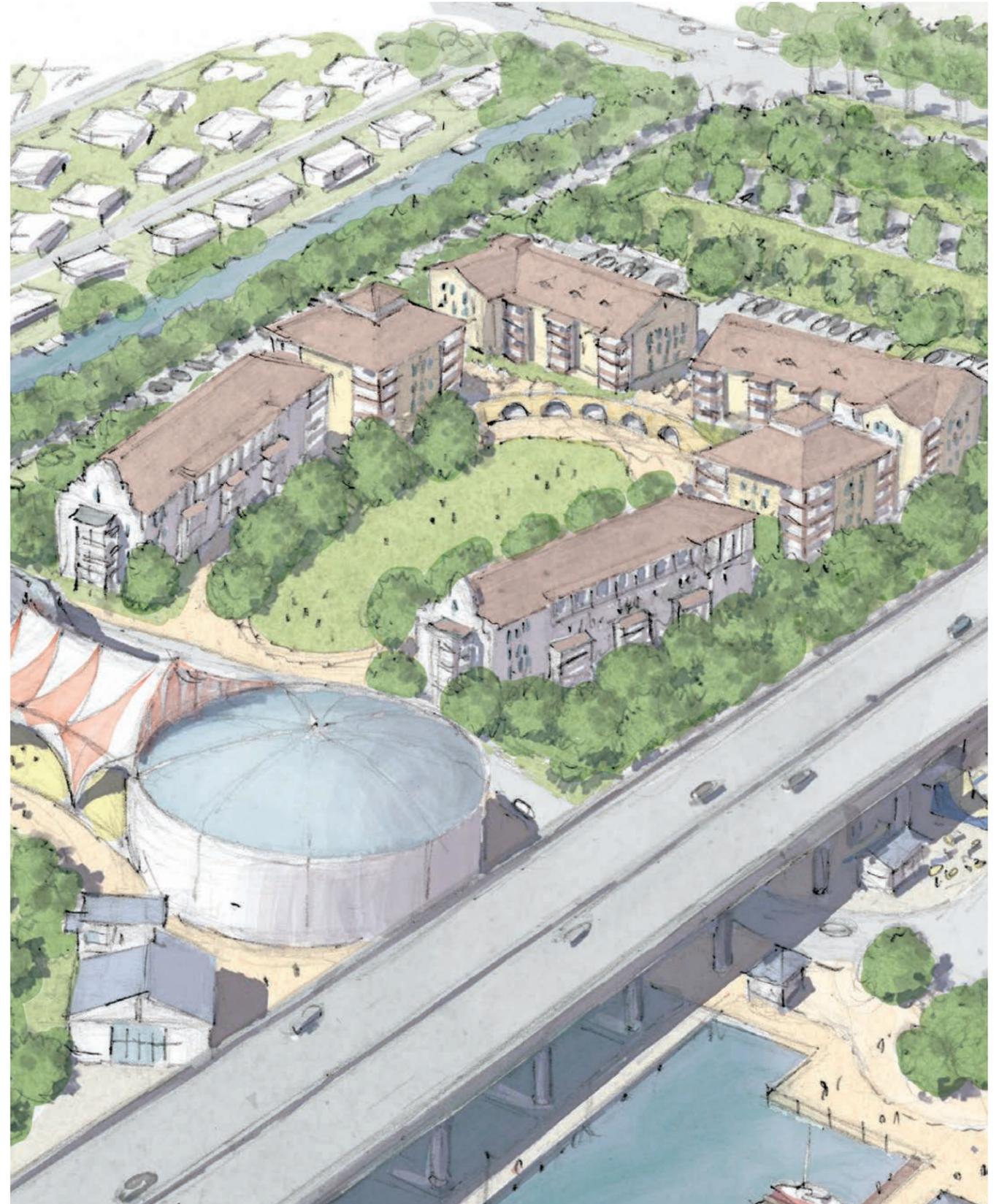


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Local Housing Precedents for South Parcel

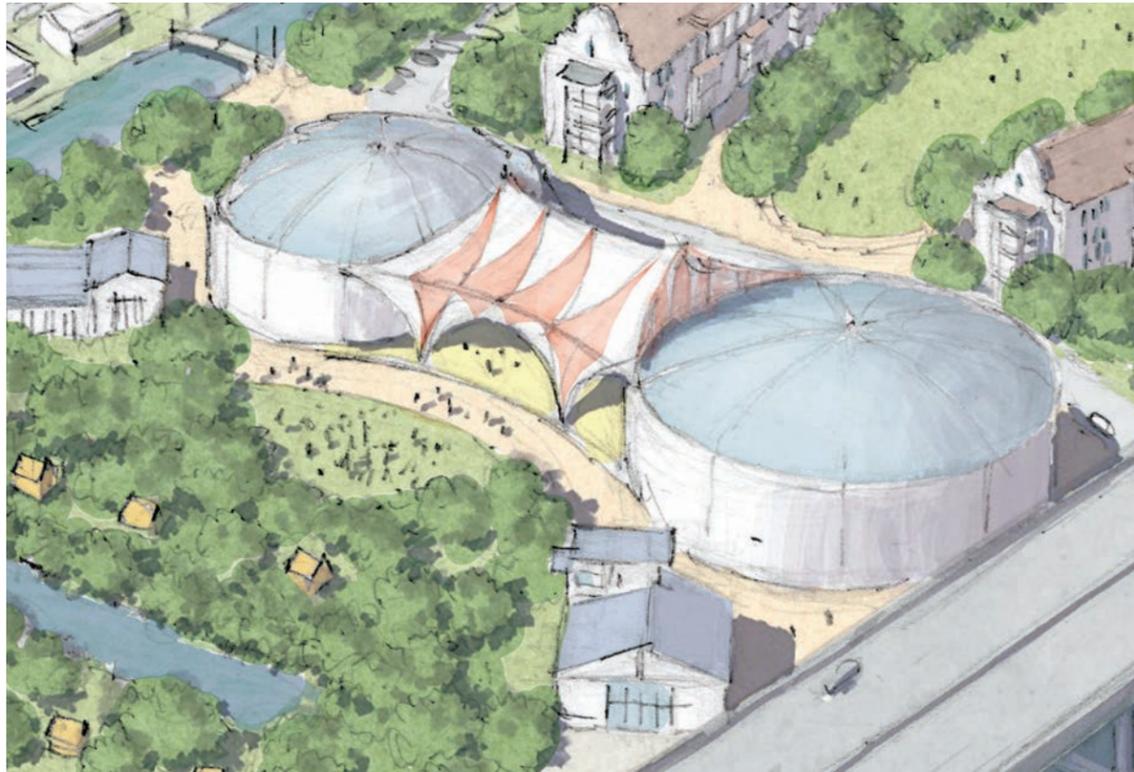


Downtown Vero's Pocahontas Apartments



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Outdoor Ampitheater



Speaker Systems that Direct Sound to Audience & Minimize Spillover Noise to Surroundings



Millenium Park, Chicago, IL

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Local Precedent of a Power Plant Redevelopment

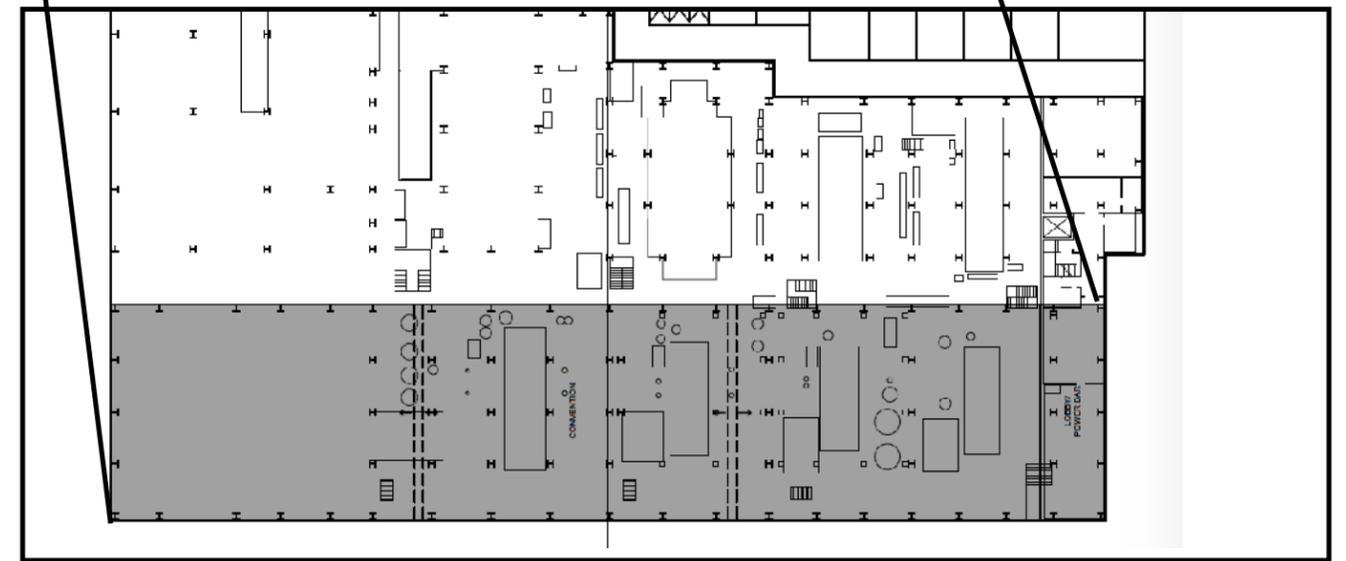
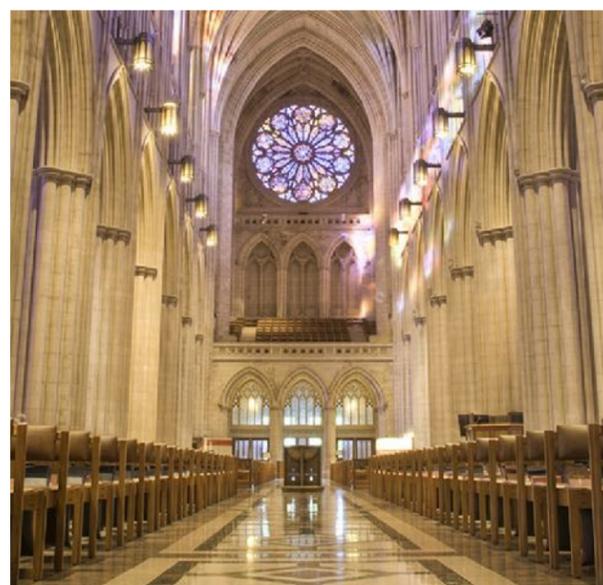
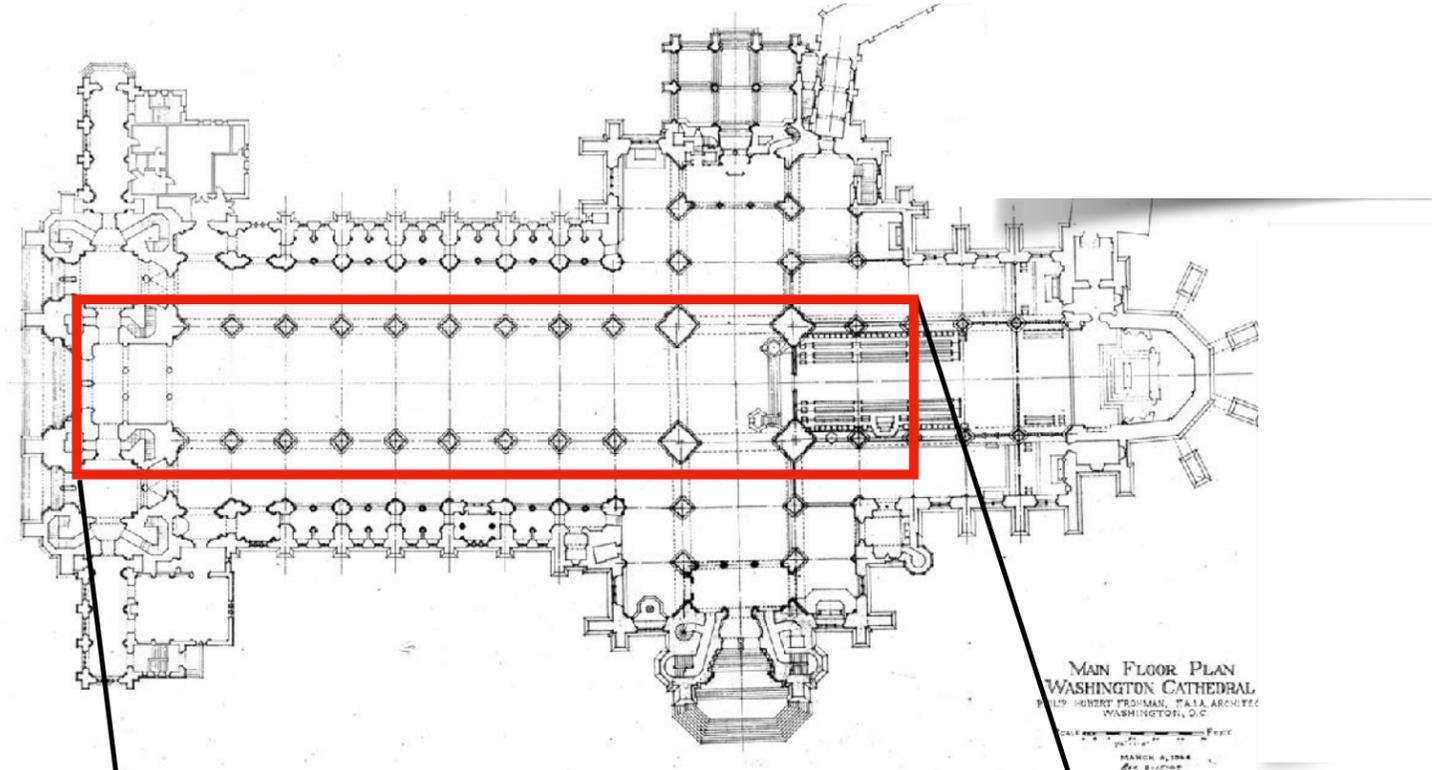


American Icon Brewery



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Scale Comparison with Big Blue's turbine hall



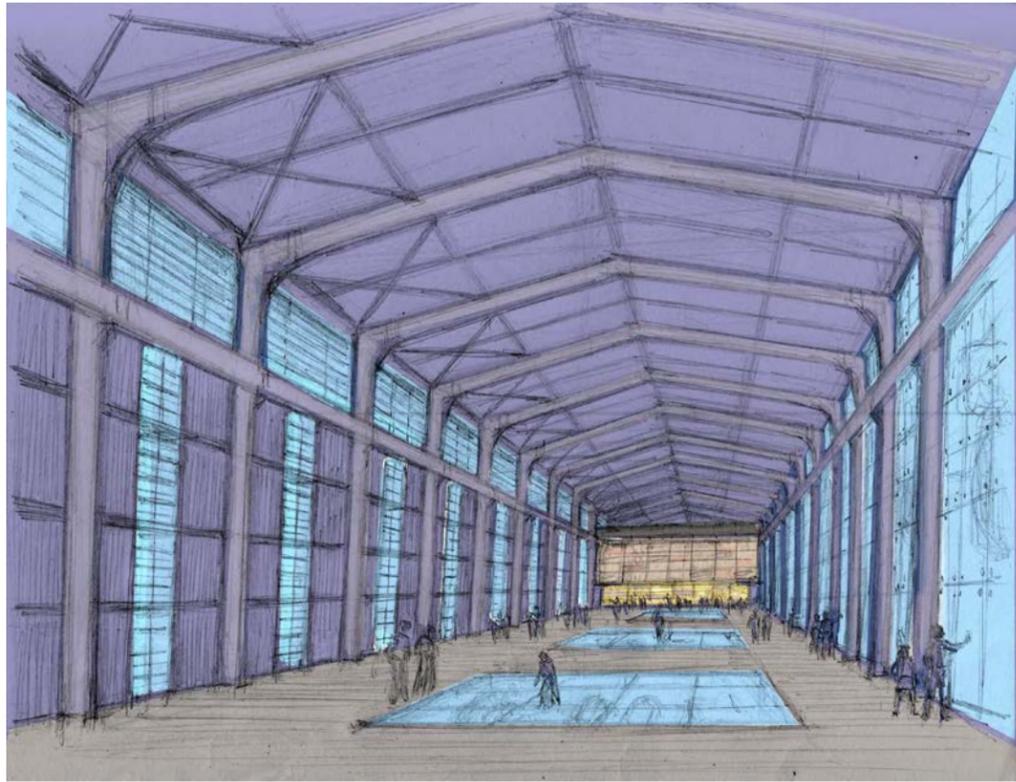
Big Blue's Turbine Hall

Washington Cathedral Nave

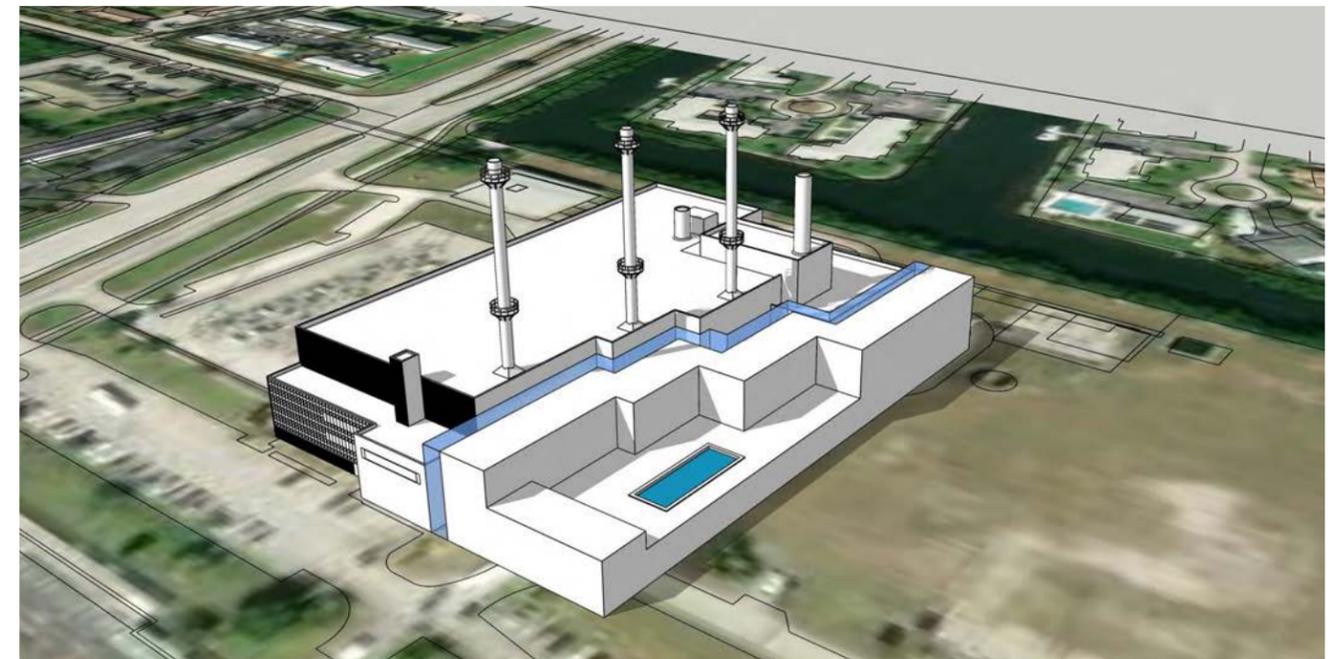
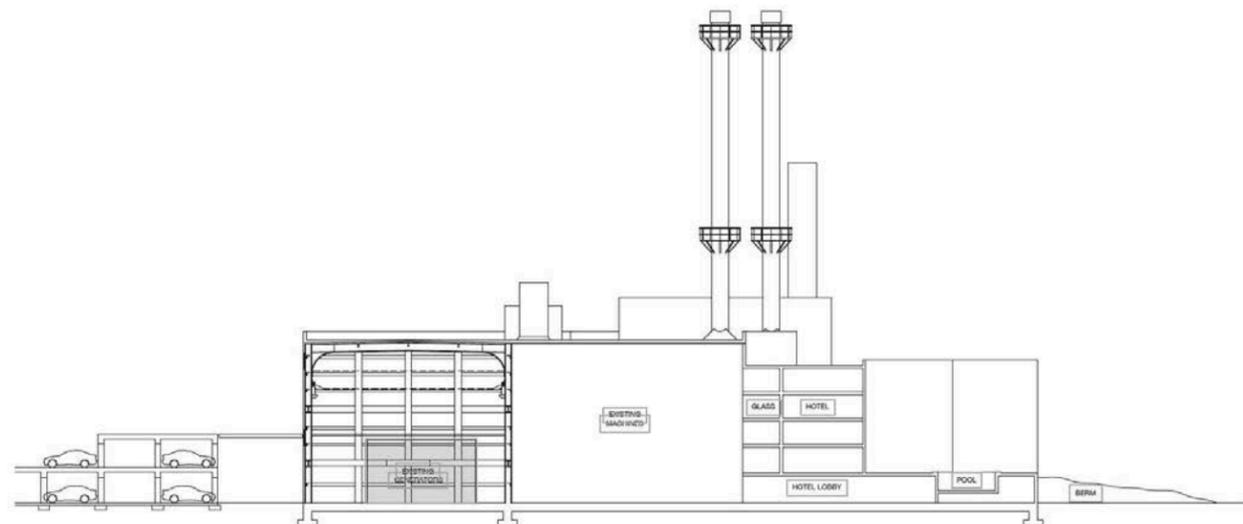
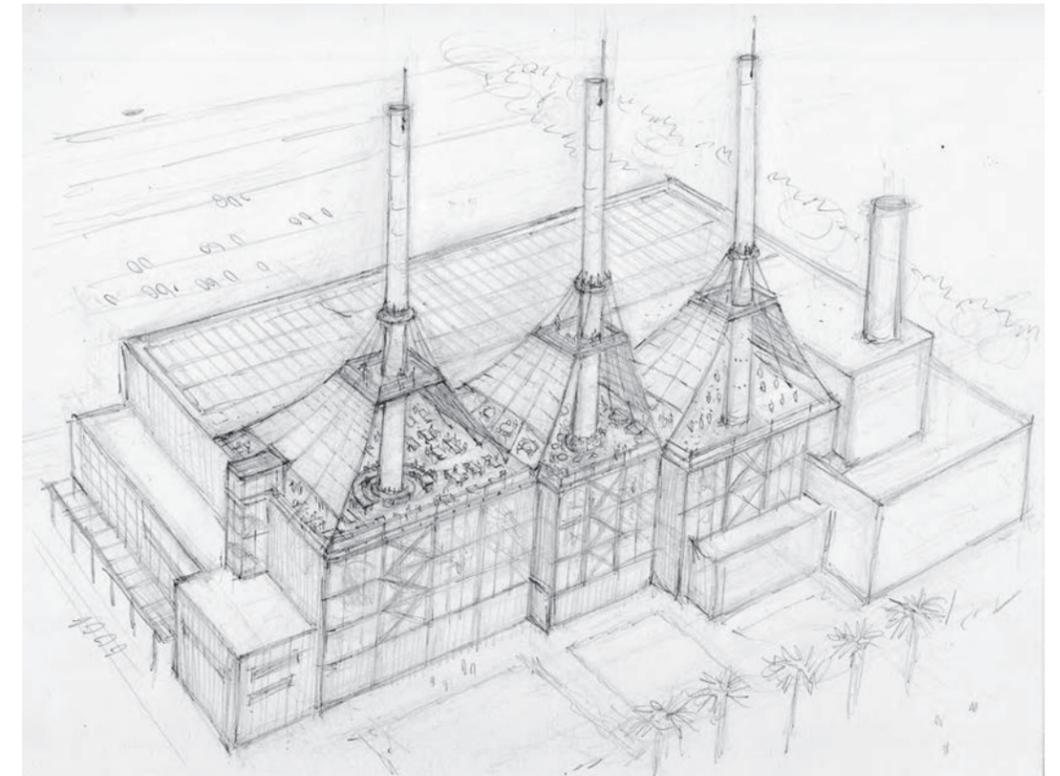
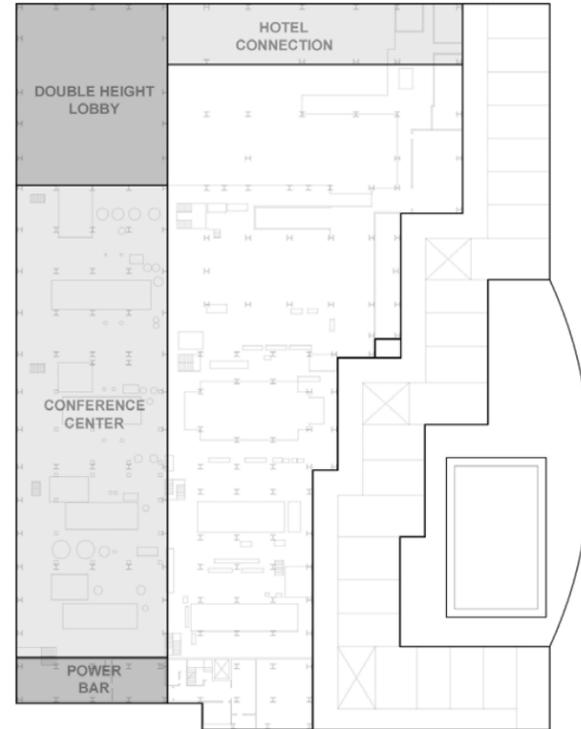
Scale Comparison - Washington Cathedral Nave = Big Blue's Turbine Hall

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Power Plant Redevelopment Studies



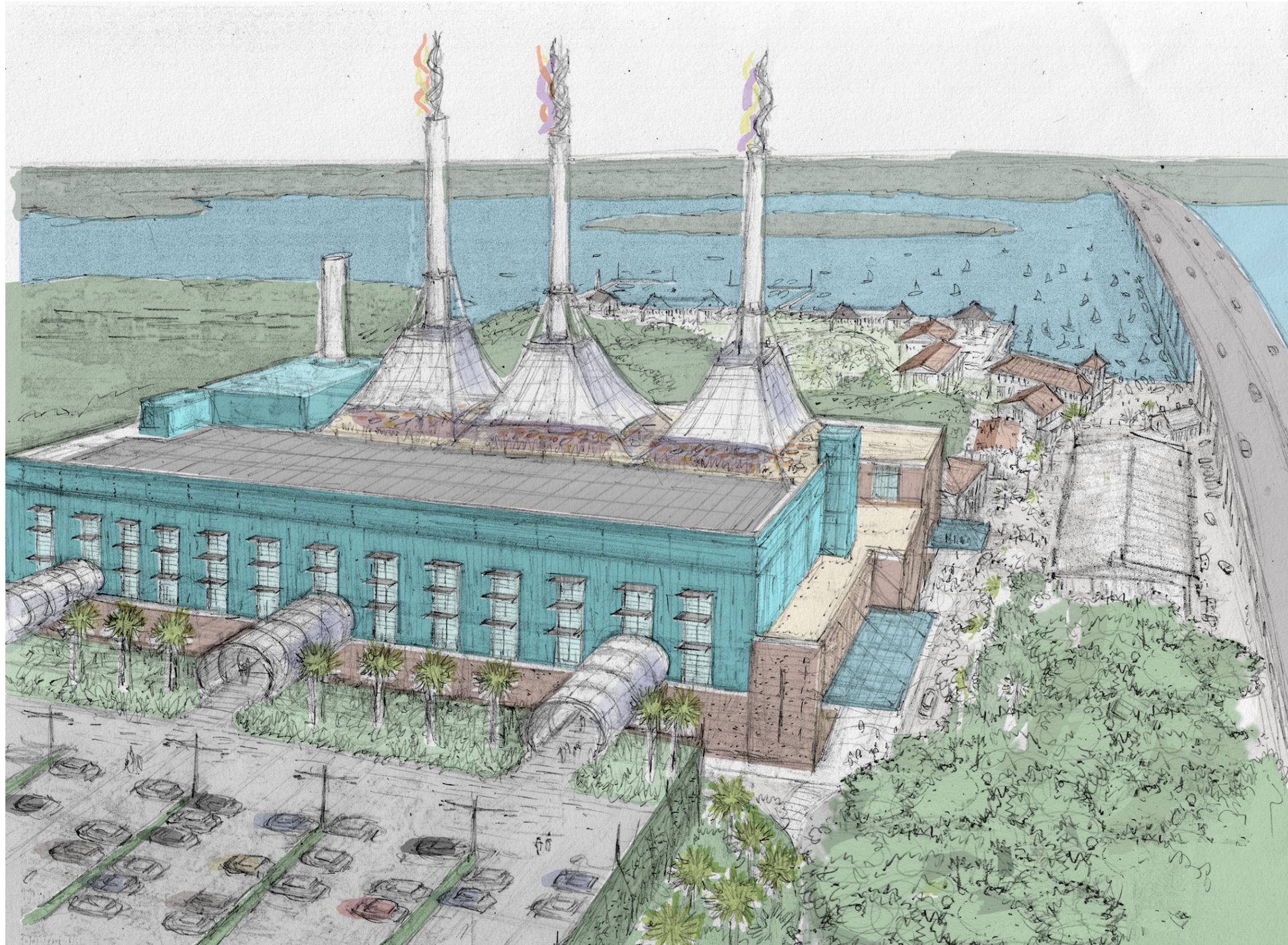
Turbine Room as Hotel Lobby



Hotel Study

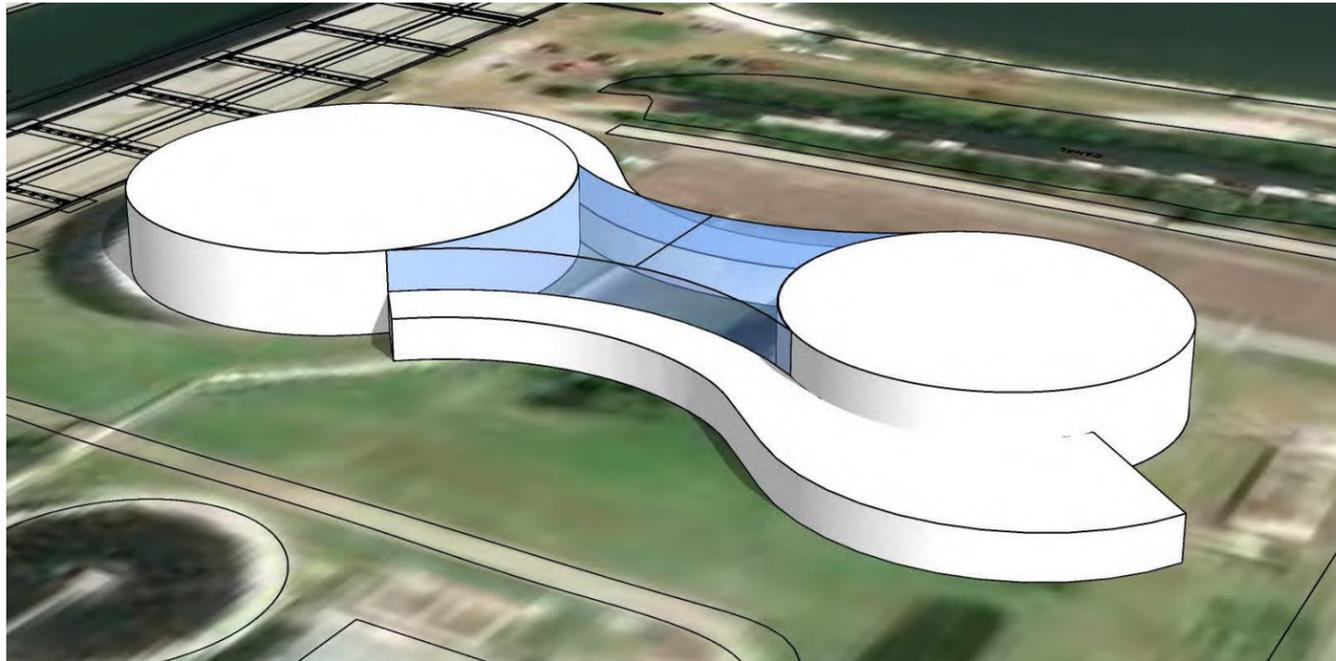
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Power Plant as Hotel & Conference Center

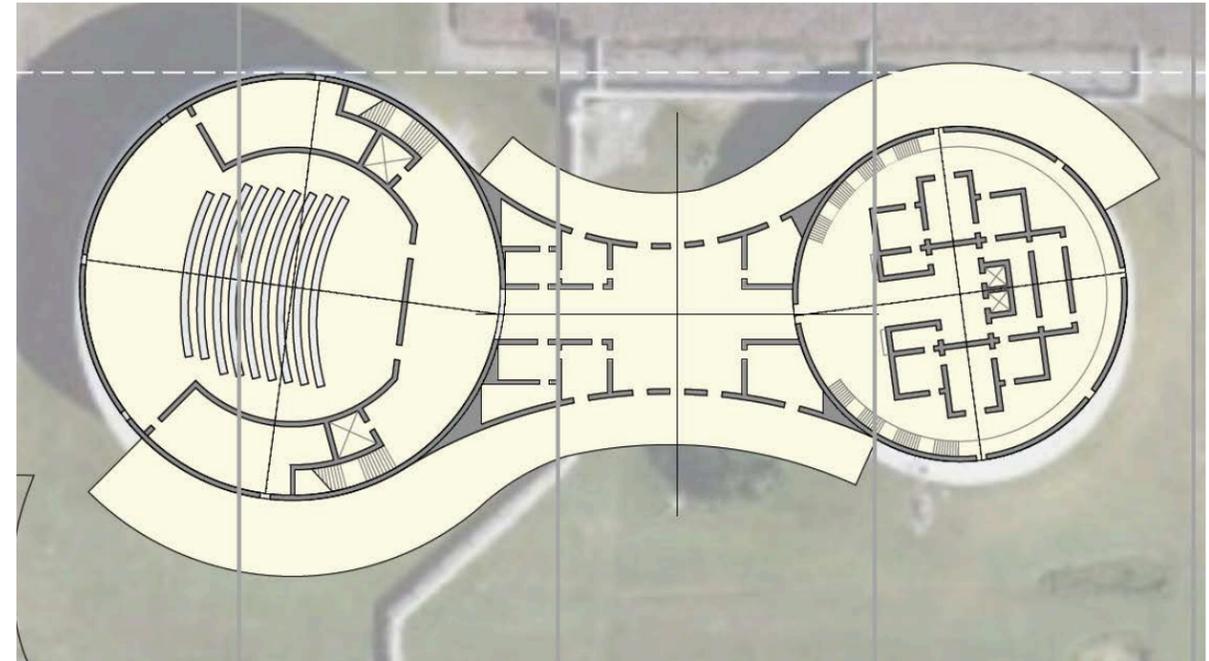


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Water Tank Redevelopment Studies: Civic Building Options



Possible City Hall



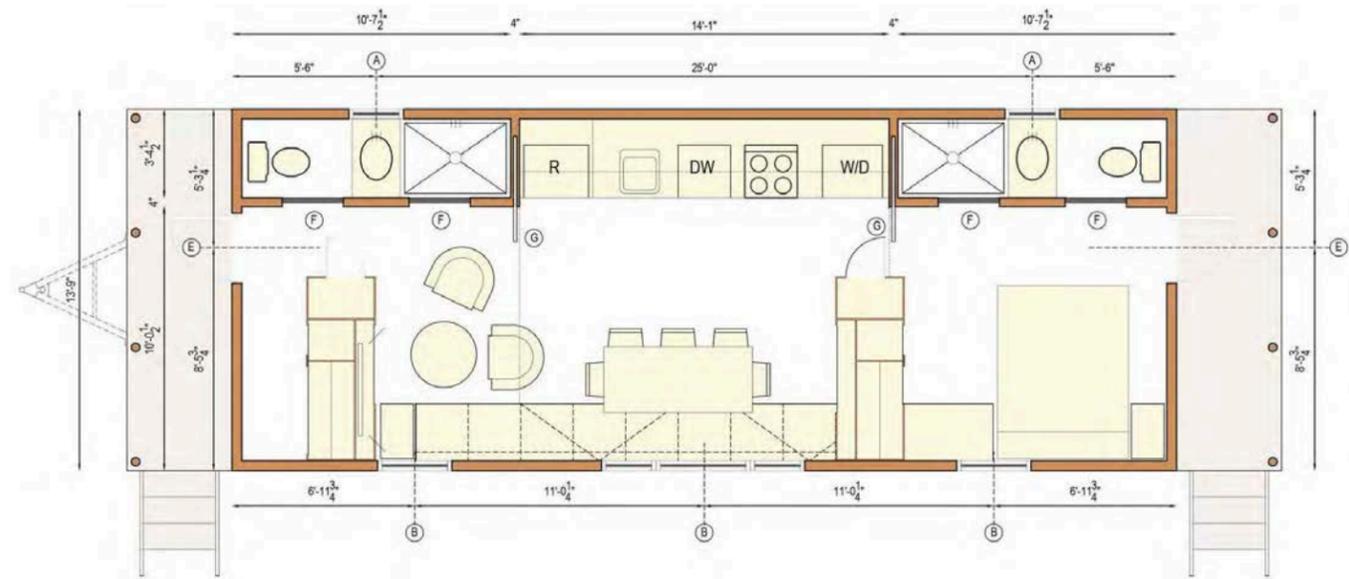
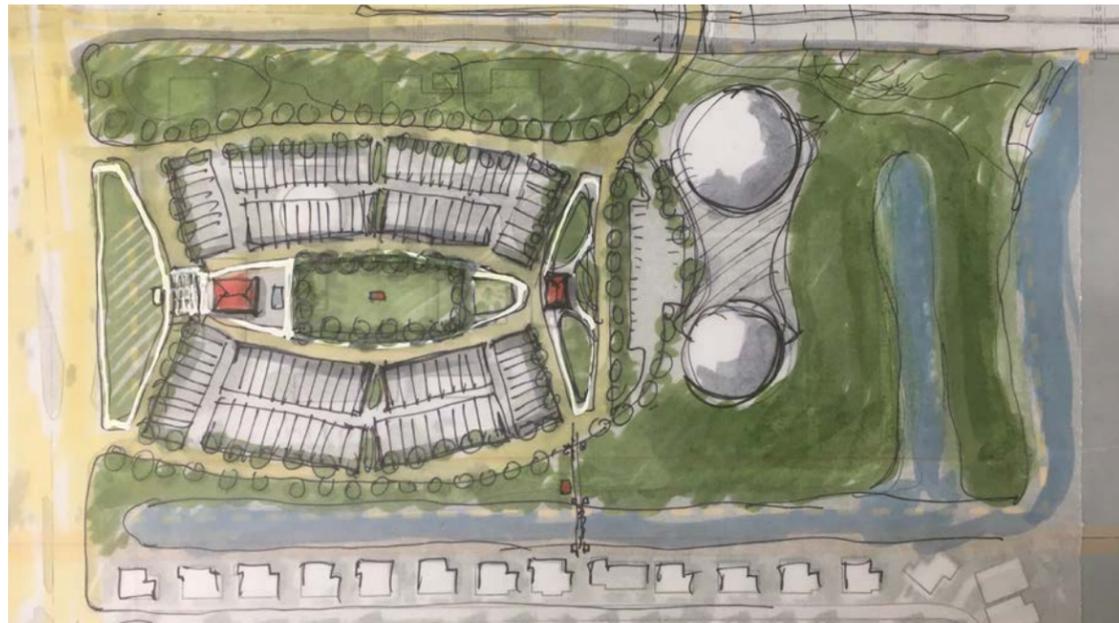
Possible City Hall



Performing & Visual Arts Center

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Modular Housing Study for South Site



Planning Process & Community Outreach

Charrette version of the Waterfront Village: Restaurants, Chapel, Park, Promenade & Marina



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Park & Hotel Arrival Area



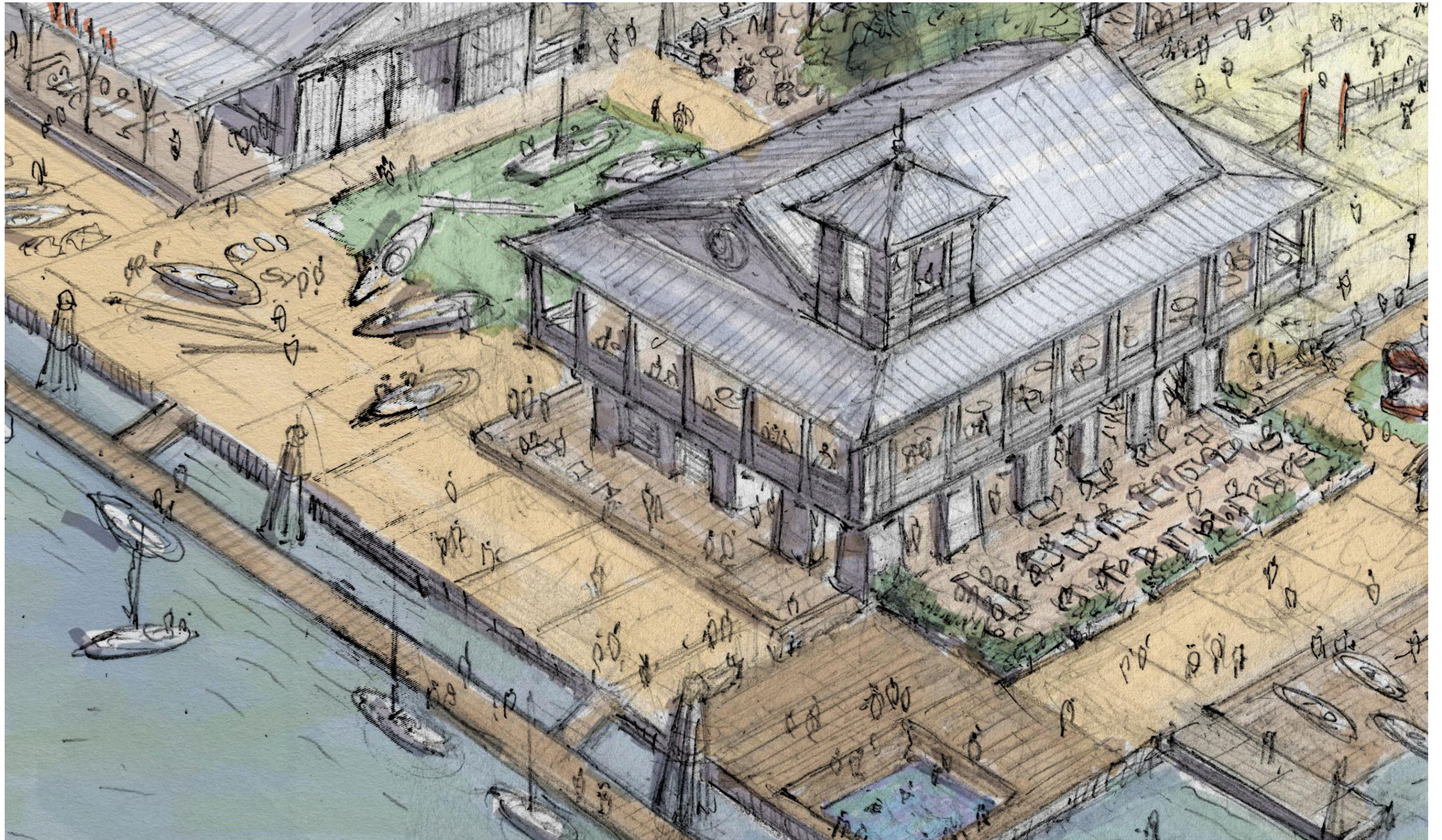
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Chapel - Meeting Hall at the Northwest Point



Planning Process & Community Outreach

Early Ideas for the Youth Sailing Headquarters



Planning Process & Community Outreach

Restaurant Courtyards Activated with Special Themes



Planning Process & Community Outreach

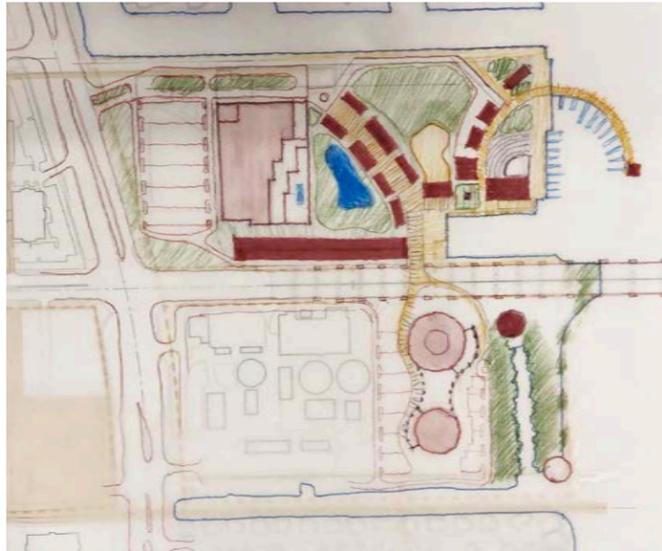
Early Ideas for the Skate Park



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Iterations of the Site Plan

Over the course of the Charrette week, a hand drawn plan evolved each day to reflect the ever-deeper understanding of important issues and key programmatic elements. The closing presentation included a mothball scenario, a clean slate scenario, a charter scenario, a clean slate redevelopment, and a maximum development plan.



Planning Process & Community Outreach

Charrette Version of the Charter Plan



Power plant as gym, arts center at tanks, boat dry storage, youth sailing, park space & food concessions.

Planning Process & Community Outreach

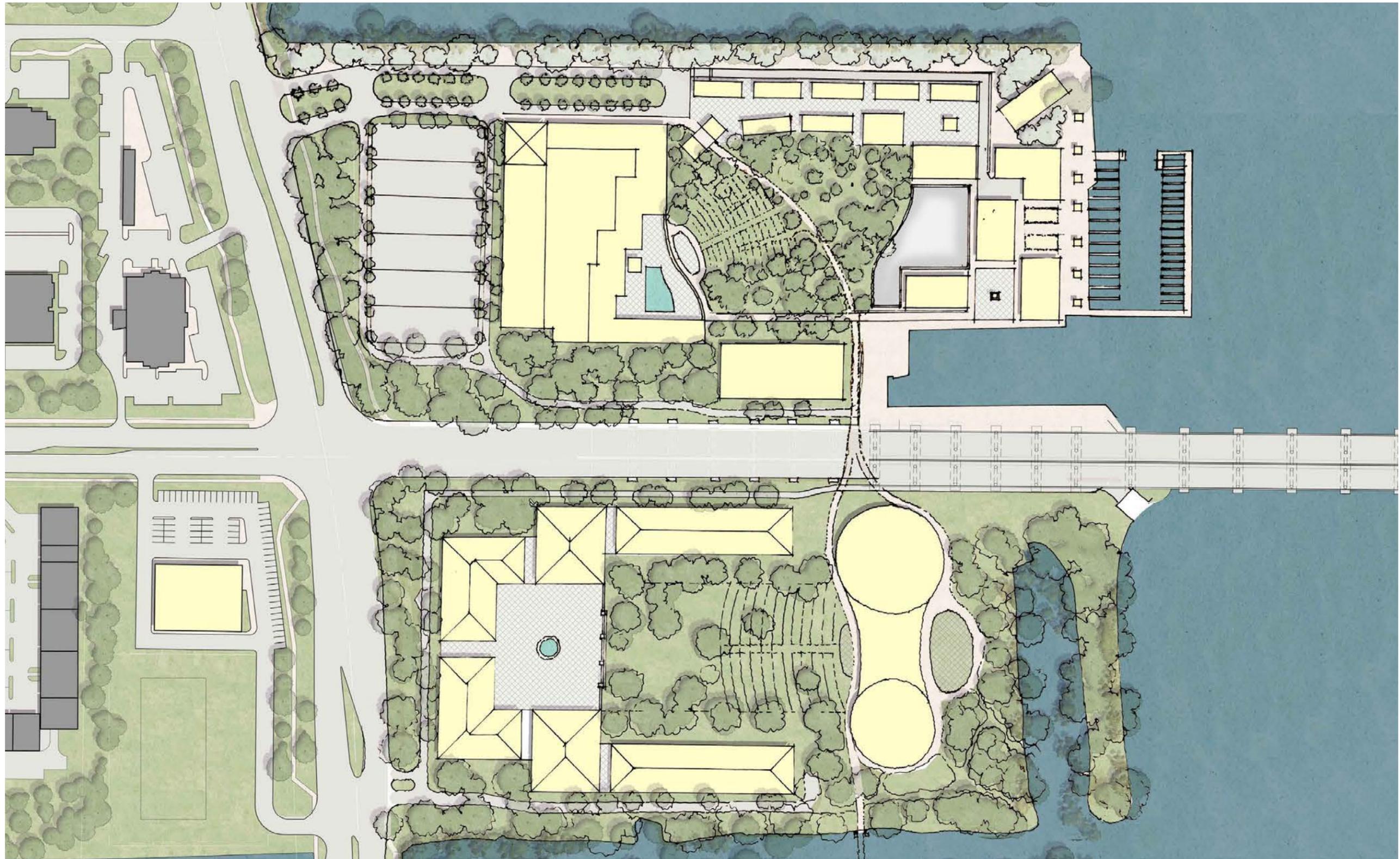
Charrette Proposal of a Clean Slate Redevelopment



New hotel on north site with park space, food concessions & housing, south site with arts lawn & youth sailing.

Planning Process & Community Outreach

Charrette Maximum Development Plan with Power Plant & Water Tanks



North Site: Power plant as Conference Center Hotel with waterfront restaurant / retail, park & youth sailing

South Site: Housing & Arts Center

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PROPOSED SCENARIOS

Proposed Scenarios

The Five Scenarios

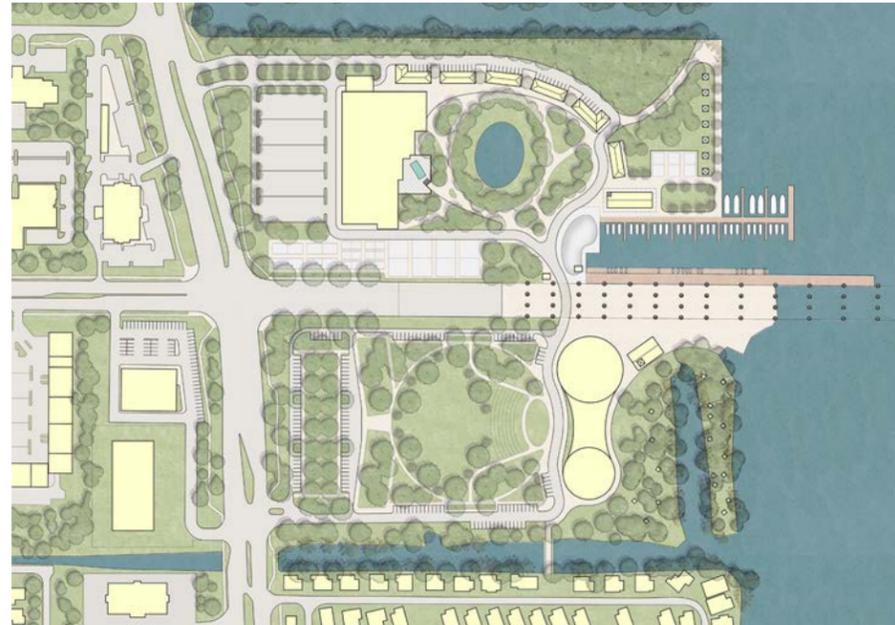
The initial idea of having multiple scenarios for this project was meant to provide a genuine range of approaches to satisfy the needs and desires of the Vero community's different stakeholder groups. The 5 plans were originally envisioned as follows:

- Scenario 1:** Little to no redevelopment and some preservation of structures on the site.
- Scenario 2:** Wish list of the immediate neighbors to the north and the south.
- Scenario 3:** Wish list of the residents of greater Vero Beach.
- Scenario 4:** Robust, self-sustaining program that would minimize financial obligations for the City.
- Scenario 5:** Recommendation of planning consultant, DPZ-- possibly, a fusion of multiple plans.

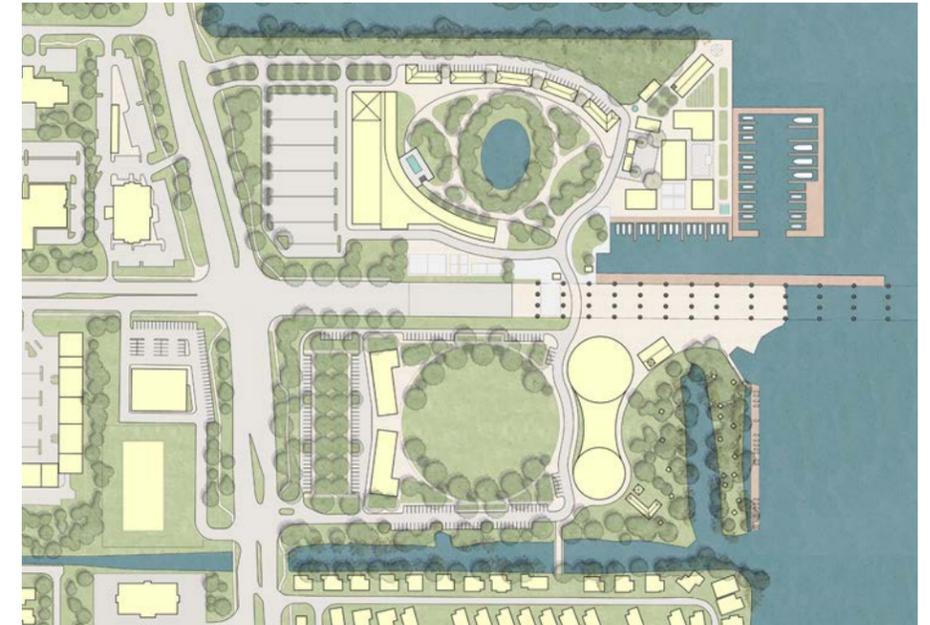
The Charrette week proved that the scenarios would need to evolve. There were no clear preferences by the immediate neighbors and the overall site was large enough to accommodate almost every idea. As presented on the closing night, the Charrette plans became a (1) minimal to no intervention (mothball) scenario, a (2) totally clean slate scenario suggested by some citizens that demolished the existing structures and left open land for future generations to decide, (3) a scenario of public uses and recreational activities that could be implemented per the City Charter with no referendum, and then (4 & 5) a pair of robust development scenarios. Following the Charrette, the idea of focusing on individual program elements and specific sections of the properties led to the Steering Committee weighing in on what those components should be. The resulting scenarios are presented in the following pages.



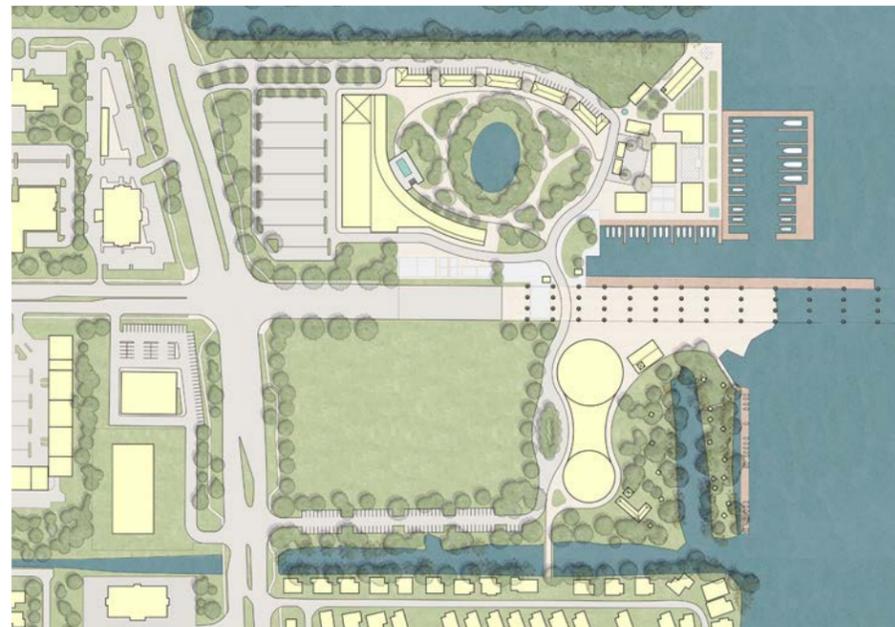
Scenario One: Mothball Plan



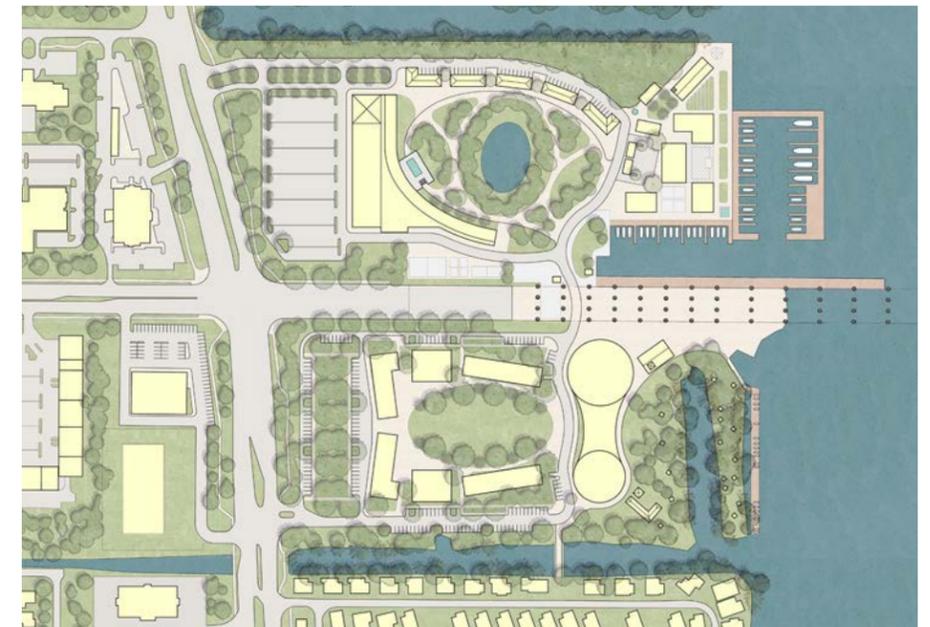
Scenario Two: The Charter Plan



Scenario Four: Balanced Development Plan



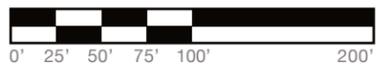
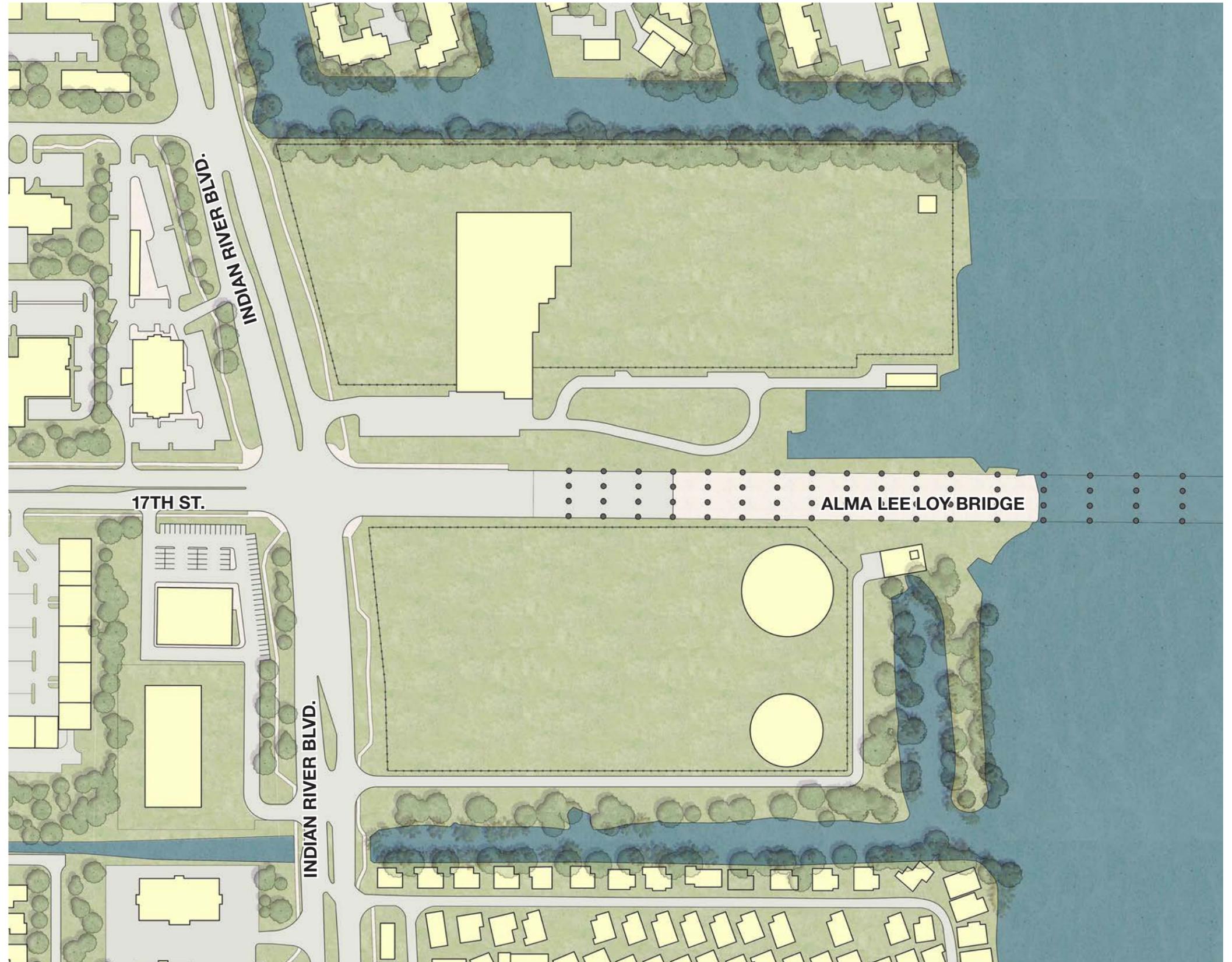
Scenario Three: The Steering Committee Plan



Scenario Five: Maximum Development Plan

Proposed Scenarios

Scenario One: Mothball Plan

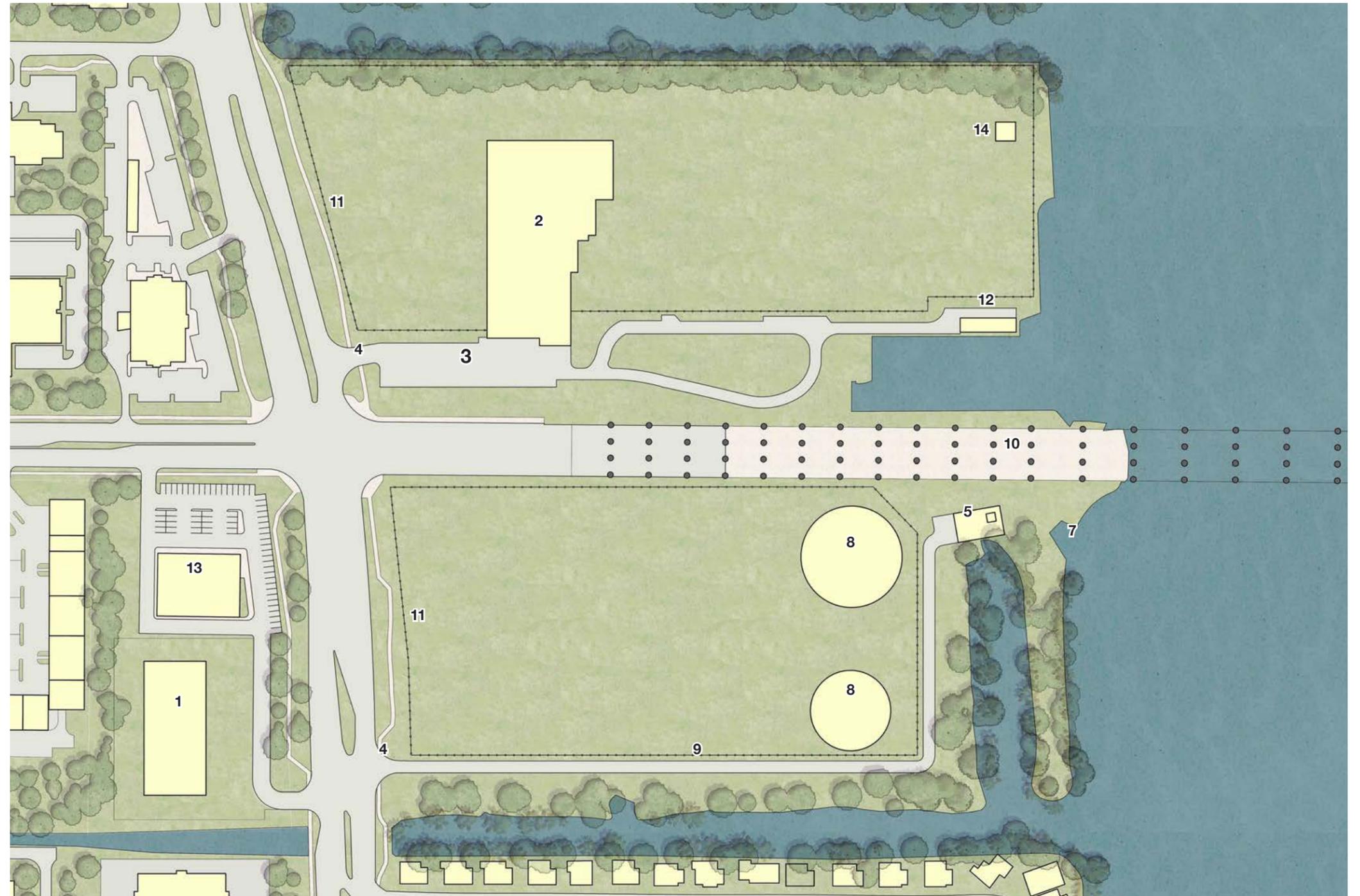


Proposed Scenarios

Scenario One: Annotated Mothball Plan

LEGEND

- 1 NEW FPL SUBSTATION
- 2 DECOMMISSIONED POWER PLANT
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 SAILBOAT LAUNCHING RAMP
- 8 DECOMMISSIONED WATER TANKS
- 9 ROAD ACCESS (TO YOUTH SAILING)
- 10 YOUTH SAILING LEASE AREA
- 11 FENCE
- 12 METAL SHED
- 13 GROCERY STORE / MIXED USE



This scenario was meant to address that sector of the community that did not see the need to lease and/or transform this site at this time. There are those citizens who feel that a subsequent political generation should be the one to decide how to best use this property. The

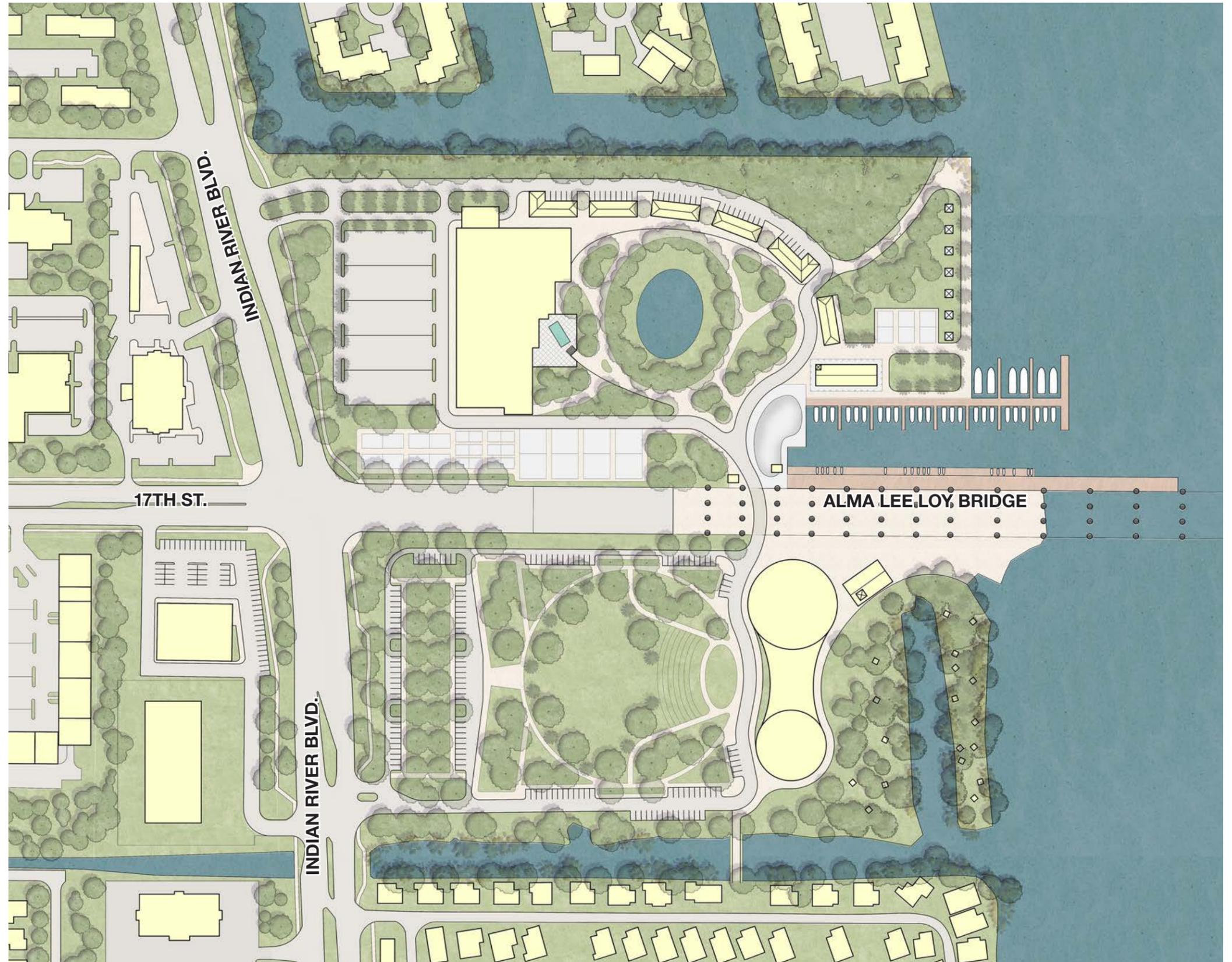
“mothball” approach would also be a fallback option in the event that a referendum plan is not selected or a public vote is somehow inconclusive. Mothballing would allow the clearing of many of the structures, but several must be maintained as they have great potential value. These are

the principal building of the power plant and the reclaimed water tanks. The existing chain link fence will need to be reinforced/ reconfigured to define and secure the area used by the Youth Sailing Foundation, which is to maintain and enhance its operations.



Proposed Scenarios

Scenario Two: Charter Plan

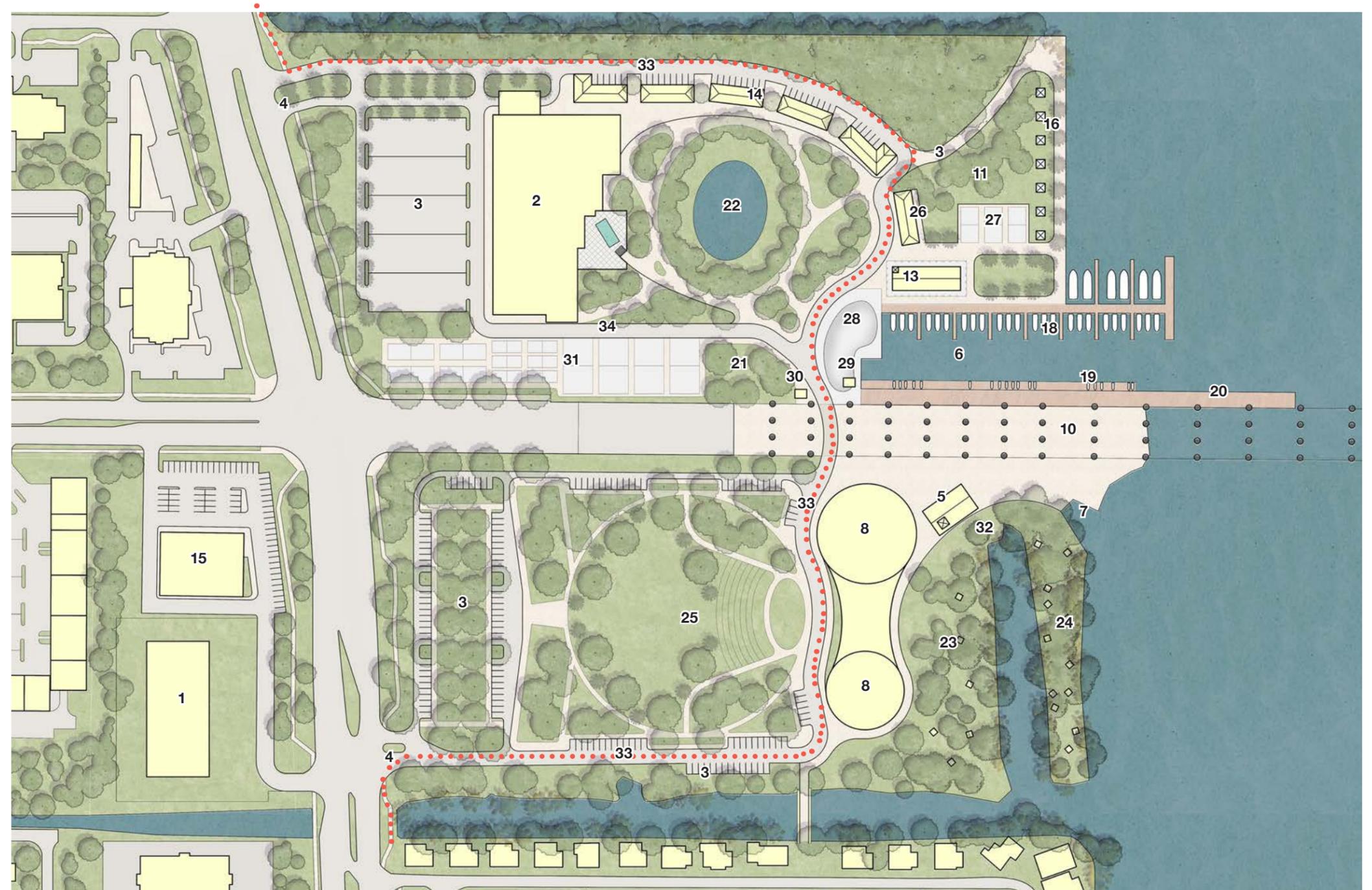


Proposed Scenarios

Scenario Two: Annotated Charter Plan

LEGEND

- 1 NEW FPL SUBSTATION
- 2 COMMUNITY/ REC CENTER
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 SAILBOAT LAUNCHING RAMP
- 8 VISUAL/ PERFORMING ARTS CTR.
- 9 ROAD ACCESS(TO YOUTH SAILING)
- 10 YOUTH SAILING LEASE AREA
- 11 PLAY GROUND
- 12 PLAZA/ SMALL EVENT STAGE
- 13 WEDDING CHAPEL/ MEETING HALL
- 14 OPEN SHEDS/ FARMERS MARKET
- 15 GROCERY STORE/ MIXED USE
- 16 PICNIC SHELTERS & PROMENADE
- 17 RETAIL
- 18 DAY DOCK MARINA
- 19 SAILBOAT PLATFORM
- 20 FISHING PIER
- 21 LAWN/ GREEN
- 22 PARK
- 23 RESTORED NATIVE PARKLAND
- 24 GLAMPING TENTS
- 25 FESTIVAL LAWN & AMPHITHEATER
- 26 CAFE/ CONCESSION STAND
- 27 SAND VOLLEYBALL
- 28 SKATE PARK
- 29 BAIT SHOP
- 30 SNACK SHACK/ BIKE TRAIL HEAD
- 31 OUTDOOR RECREATION COURTS
- 32 KAYAK/ PADDLEBOARD RENTALS
- 33 PARK DRIVE
- 34 ACCESS DRIVE
- 35 MIXED-USE
- 36 ENVIRONMENTAL RESEARCH CTR.
- BIKE TRAIL



The terms of the charter governing the use of this site allows the property to be leased for “a public or civic purpose which also serves a recreational, artistic, or cultural purpose including incidental concessions.” This scenario

is intended to provide only those uses, and thus would be another fallback alternative to a referendum. The plan shows a 35-acre public park with civic, recreational, and cultural/art facilities. The drawback with this scenario is

one of long-term maintenance. At this time, while certain City funds could be allocated for constructing some of the installations depicted on this plan, there is no budget available to maintain this park.



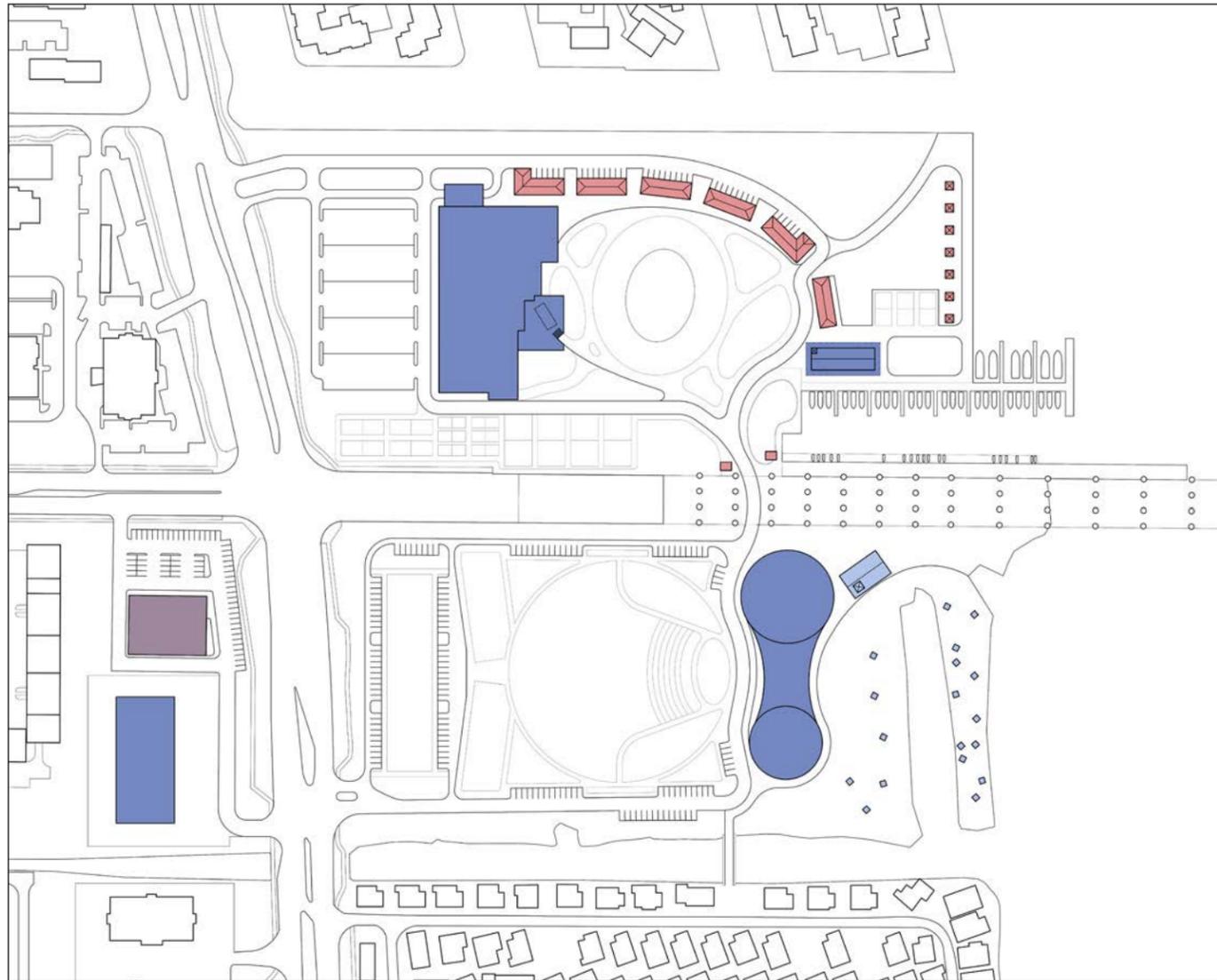
Proposed Scenarios

Scenario Two: Charter Plan Aerial Rendering



Proposed Scenarios

Scenario Two: Charter Plan Yield Calculations & Analysis



Building Diversity Analytical Diagram



Open Space Analytical Diagram

LEGEND

- MIXED-USE
- RETAIL
- CIVIC
- RECREATION

Building Type	Footprint	Story	Total SF
Mixed-use	15,082	1	15,082
Retail	19,522	1	19,522
Civic	148,984	4 Max	321,451
Youth Sailing	5,700	2 Max	9,700

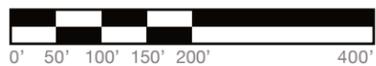
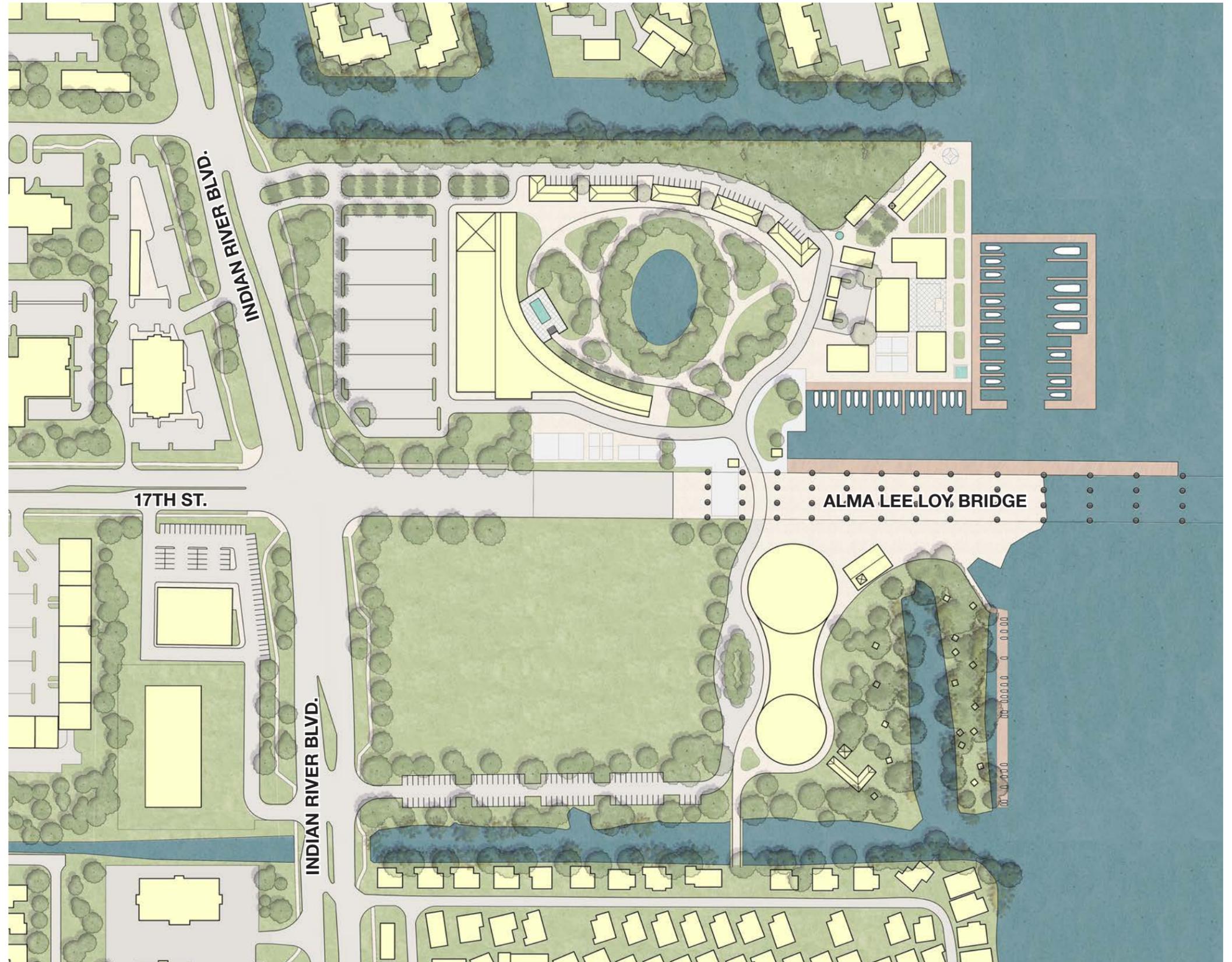
LEGEND

- ACTIVE RECREATION
- PASSIVE RECREATION
- EVENT SPACE
- MARINA / FISHING PIER
- PARKING / CIRCULATION

Parking in Site:	337 Spaces
Marina Area:	44,175 SF
Fishing Pier Length:	733 Feet

Proposed Scenarios

Scenario Three: Steering Committee Plan

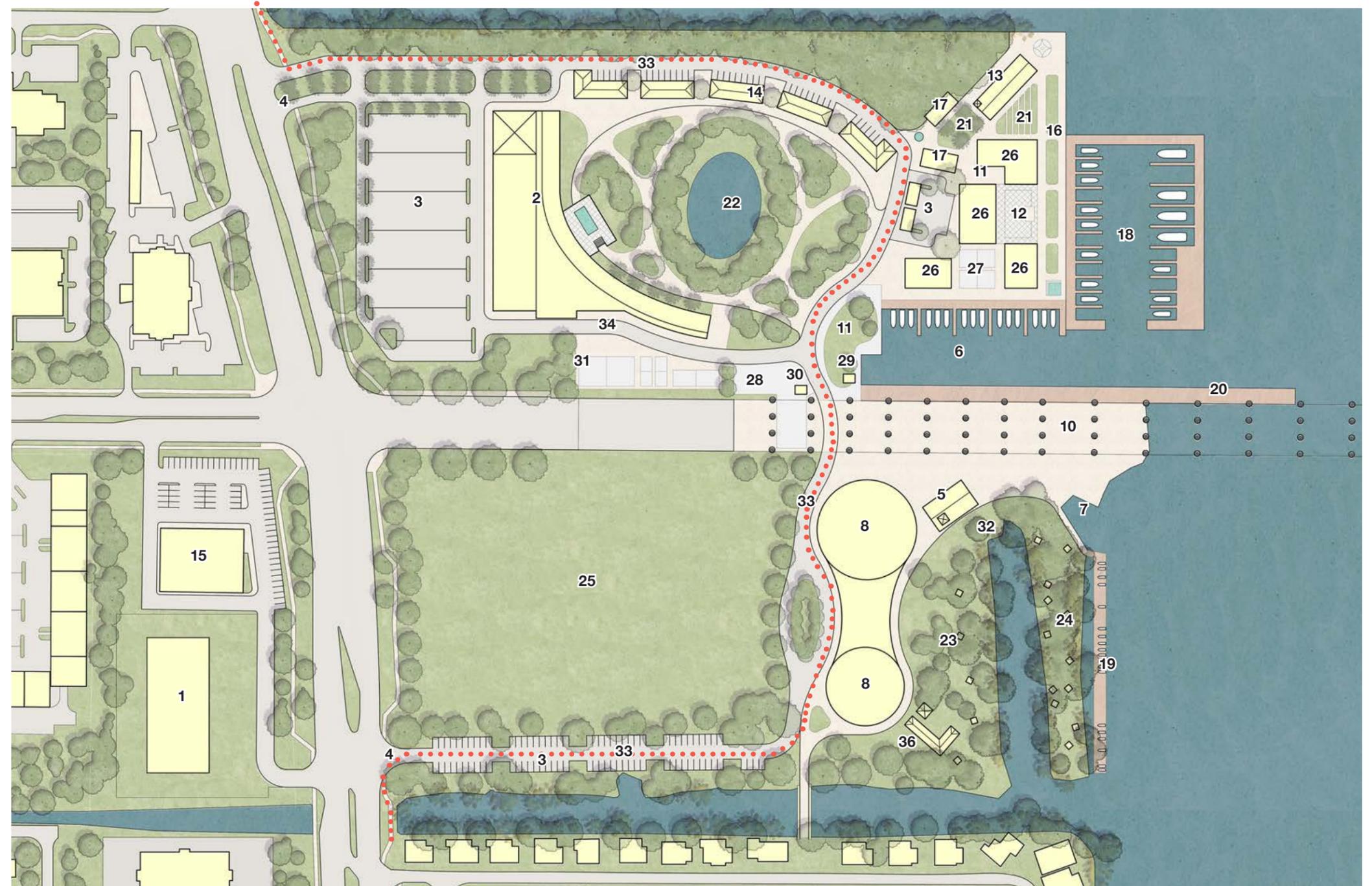


Proposed Scenarios

Scenario Three: Annotatated Steering Committee Plan

LEGEND

- 1 NEW FPL SUBSTATION
- 2 HOTEL CONFERENCE CENTER
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 SAILBOAT LAUNCHING RAMP
- 8 VISUAL/ PERFORMING ARTS CTR.
- 9 ROAD ACCESS (TO YOUTH SAILING)
- 10 YOUTH SAILING LEASE AREA
- 11 PLAY GROUND
- 12 PLAZA/ SMALL EVENT STAGE
- 13 WEDDING CHAPEL/ MEETING HALL
- 14 OPEN SHEDS/ FARMERS MARKET
- 15 GROCERY STORE/ MIXED USE
- 16 PROMENADE
- 17 RETAIL
- 18 DAY DOCK MARINA
- 19 SAILBOAT PLATFORM
- 20 FISHING PIER
- 21 LAWN/ GREEN
- 22 PARK
- 23 RESTORED NATIVE PARKLAND
- 24 GLAMPING TENTS
- 25 FIELD
- 26 RESTAURANTS
- 27 SAND VOLLEYBALL
- 28 SKATE PARK
- 29 BAIT SHOP
- 30 SNACK SHACK/ BIKE TRAIL HEAD
- 31 HOTEL OUTDOOR RECREATION
- 32 KAYAK/ PADDLEBOARD RENTALS
- 33 PARK DRIVE
- 34 ACCESS DRIVE
- 35 MIXED-USE
- 36 ENVIRONMENTAL RESEARCH CTR.
- BIKE TRAIL



This scenario represents the Steering Committee's recommendation for a robust program on the north parcel with a redevelopment of the power plant into a conference hotel, the addition of a large park lined with market sheds, the wedding chapel/ meeting hall, a retail and restaurant village along the northeast waterfront, and a promenade and marina at the shoreline. For the south site a modified clean slate plan would

include dedicating the repurposed reclaimed water tanks as the backdrop or venue to performing arts and cultural activities. The Youth Sailing Foundation would operate near their current operations and would be the stewards of the restored and enhanced south inlet. A nature center is also envisioned as an educational facility to celebrate the natural ecosystem of the Indian River. The main treatment/ processing area of

the water plant would be demolished and removed. A large field would take its place with some parking provided along the driveways. This field represents a 7.5 acre reserve for a future generation to develop. The addition of a conference hotel would be a welcome presence to 3 Corners as it could be made responsible for the maintenance and security of the park and village on the north site.



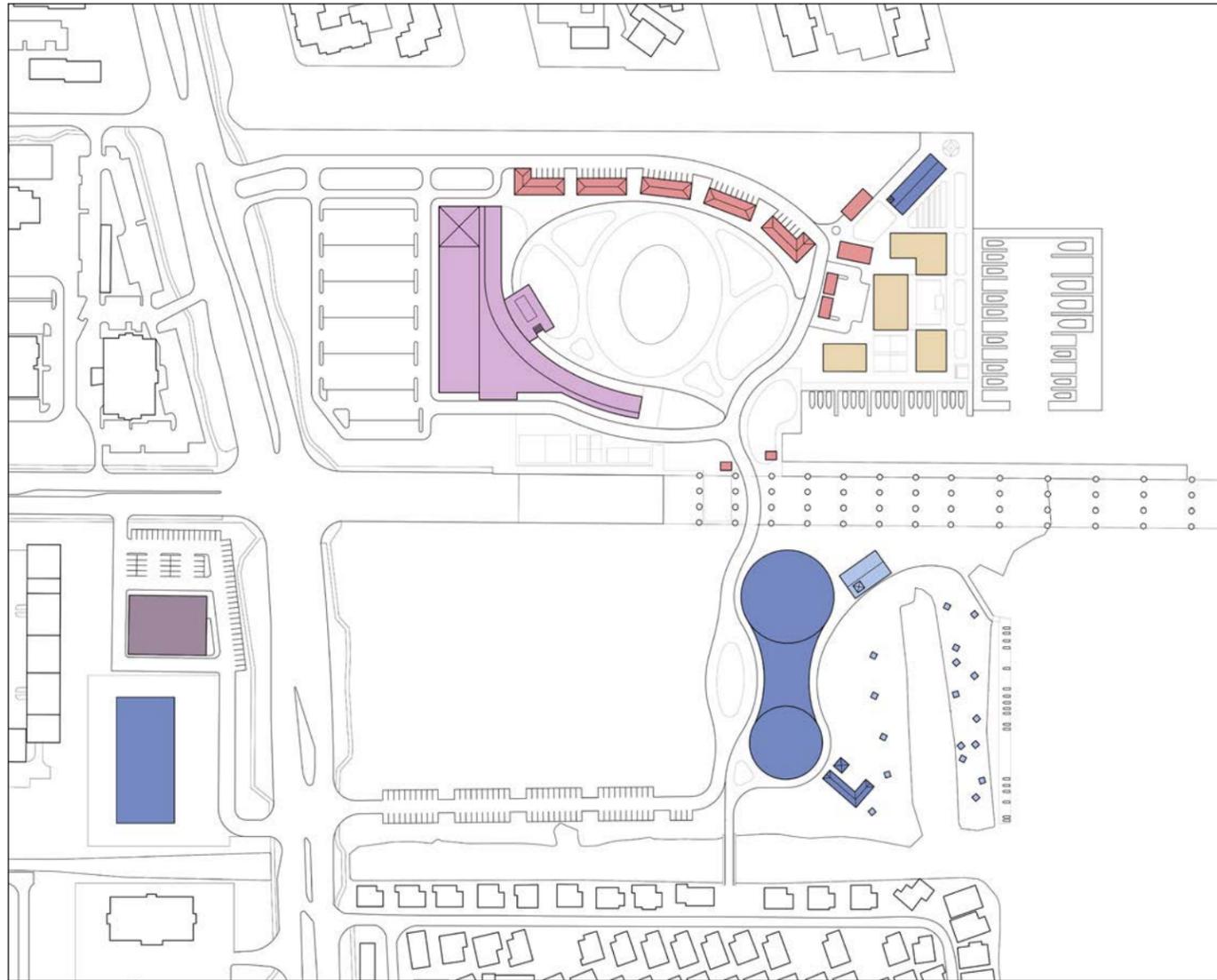
Proposed Scenarios

Scenario Three: Steering Committee Plan Aerial Rendering

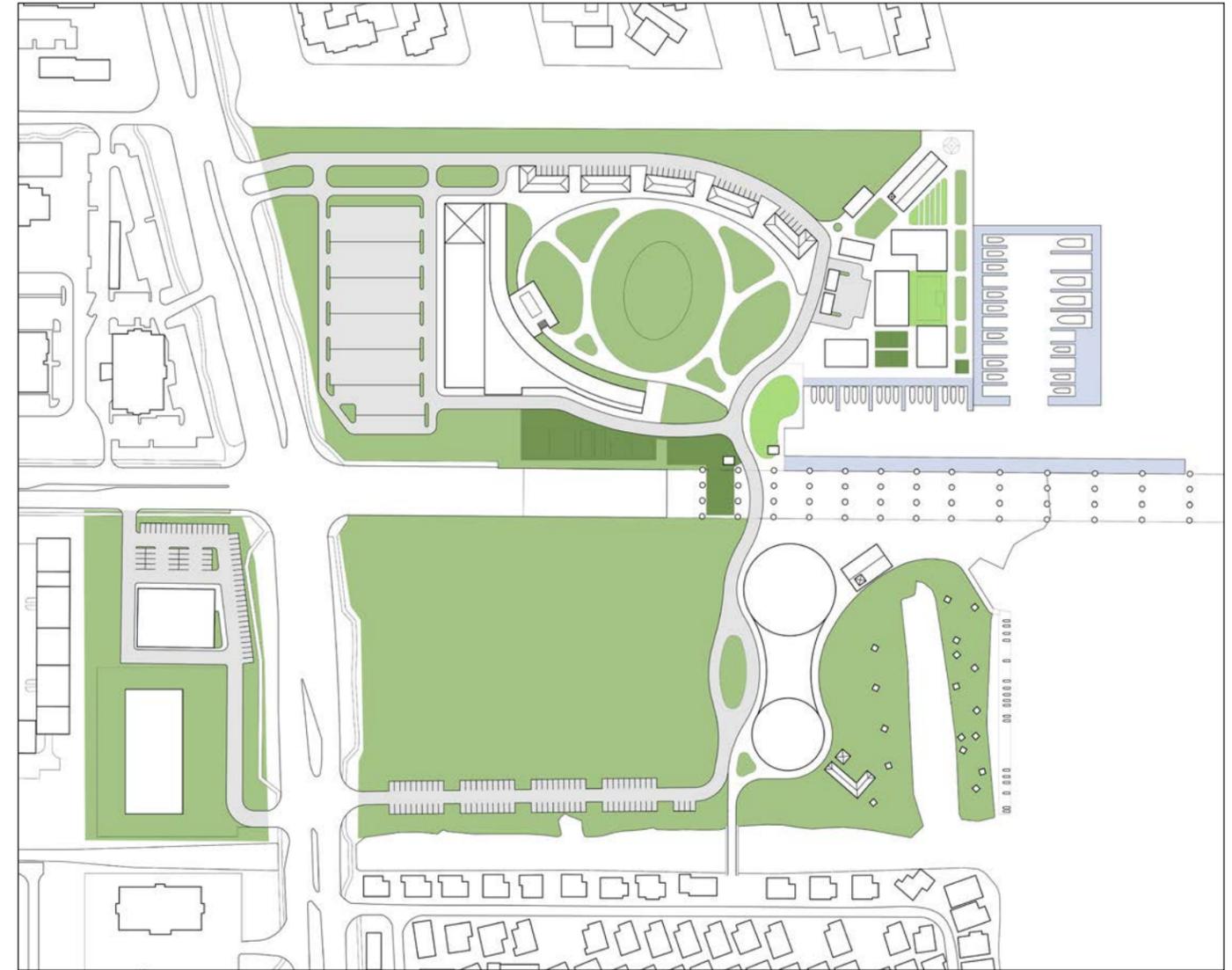


Proposed Scenarios

Scenario Three: Steering Committee Plan Yield Calculations & Analysis



Building Diversity Analytical Diagram



Open Space Analytical Diagram

LEGEND

- MIXED-USE
- RETAIL
- RESTAURANT
- HOTEL
- CIVIC
- RECREATION

Building Type	Footprint	Story	Total SF
Mixed-use	15,082	1	15,082
Retail	19,988	1	19,988
Restaurant	20,385	2	40,770
Hotel	60,127	4	225,838
Civic	78,657	1	78,657
Recreation	5,700	2 Max	9,700

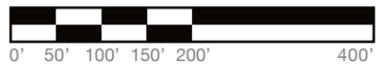
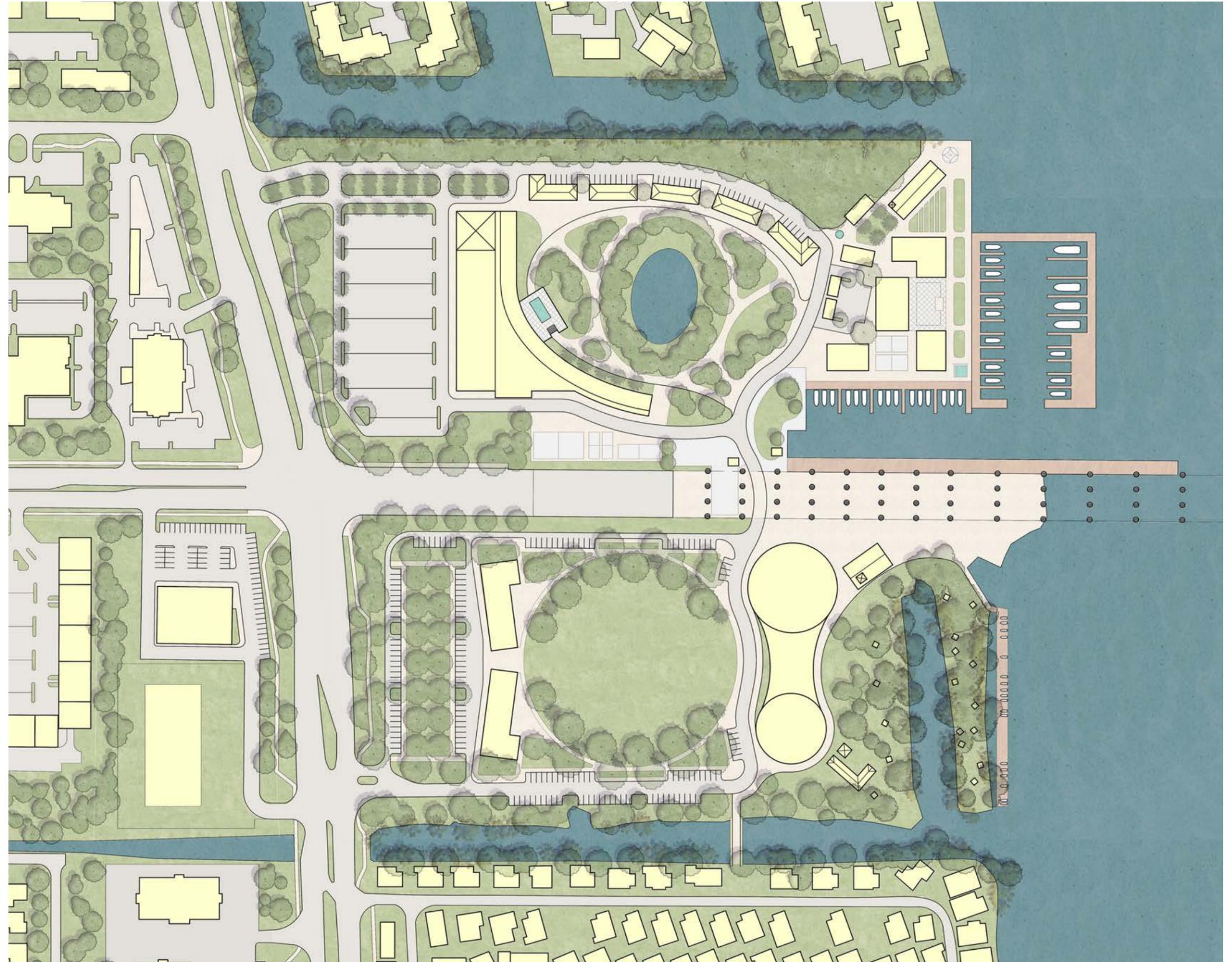
LEGEND

- ACTIVE RECREATION
- PASSIVE RECREATION
- EVENT SPACE
- MARINA / FISHING PIER
- PARKING / CIRCULATION

Parking in Site: 322 Spaces
 Marina Area: 90,739 SF
 Fishing Pier Length: 733 Feet

Proposed Scenarios

Scenario Four: Balanced Development Plan

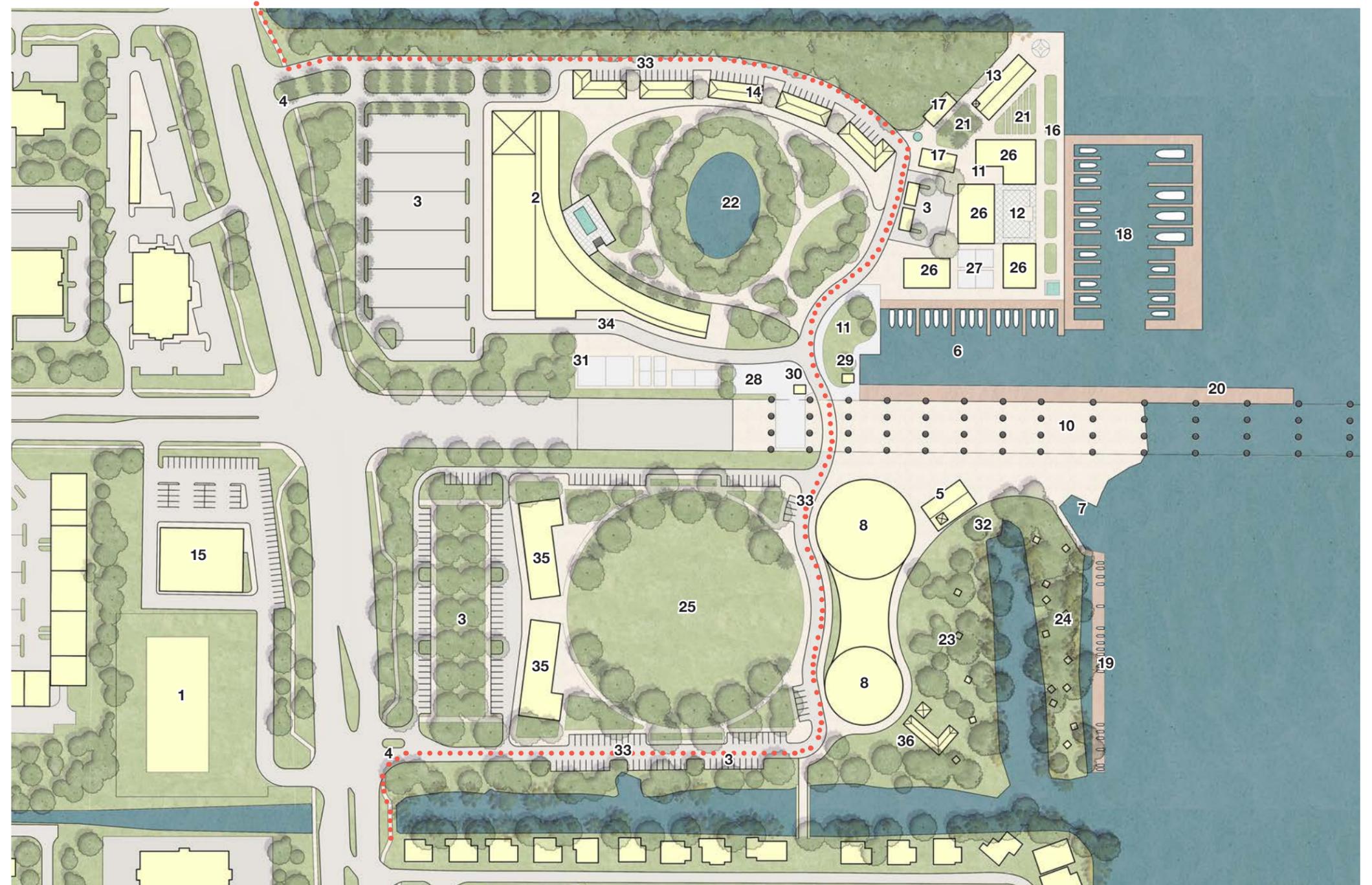


Proposed Scenarios

Scenario Four: Annotated Balanced Development Plan

LEGEND

- 1 NEW FPL SUBSTATION
- 2 HOTEL CONFERENCE CENTER
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 SAILBOAT LAUNCHING RAMP
- 8 VISUAL/ PERFORMING ARTS CTR.
- 9 ROAD ACCESS (TO YOUTH SAILING)
- 10 YOUTH SAILING LEASE AREA
- 11 PLAY GROUND
- 12 PLAZA/ SMALL EVENT STAGE
- 13 WEDDING CHAPEL/ MEETING HALL
- 14 OPEN SHEDS/ FARMERS MARKET
- 15 GROCERY STORE/ MIXED USE
- 16 PROMENADE
- 17 RETAIL
- 18 DAY DOCK MARINA
- 19 SAILBOAT PLATFORM
- 20 FISHING PIER
- 21 LAWN/ GREEN
- 22 PARK
- 23 RESTORED NATIVE PARKLAND
- 24 GLAMPING TENTS
- 25 FIELD
- 26 RESTAURANTS
- 27 SAND VOLLEYBALL
- 28 SKATE PARK
- 29 BAIT SHOP
- 30 SNACK SHACK/ BIKE TRAIL HEAD
- 31 HOTEL OUTDOOR RECREATION
- 32 KAYAK/ PADDLEBOARD RENTALS
- 33 PARK DRIVE
- 34 ACCESS DRIVE
- 35 MIXED-USE
- 36 ENVIRONMENTAL RESEARCH CTR.
- BIKE TRAIL



Like the Steering Committee Plan, this scenario repurposes both the power plant's turbine hall and the reclaimed water tanks. This plan retains the Steering Committee Plan's plan

for the north site and south waterfront, and balances it with a pair of mixed-use liner buildings along Indian River Blvd. on the south site. A slightly reduced event field is framed

between the preserved water tanks and the mixed-use buildings. A perimeter driveway around the field provides a layer of convenient but unobtrusive parking.



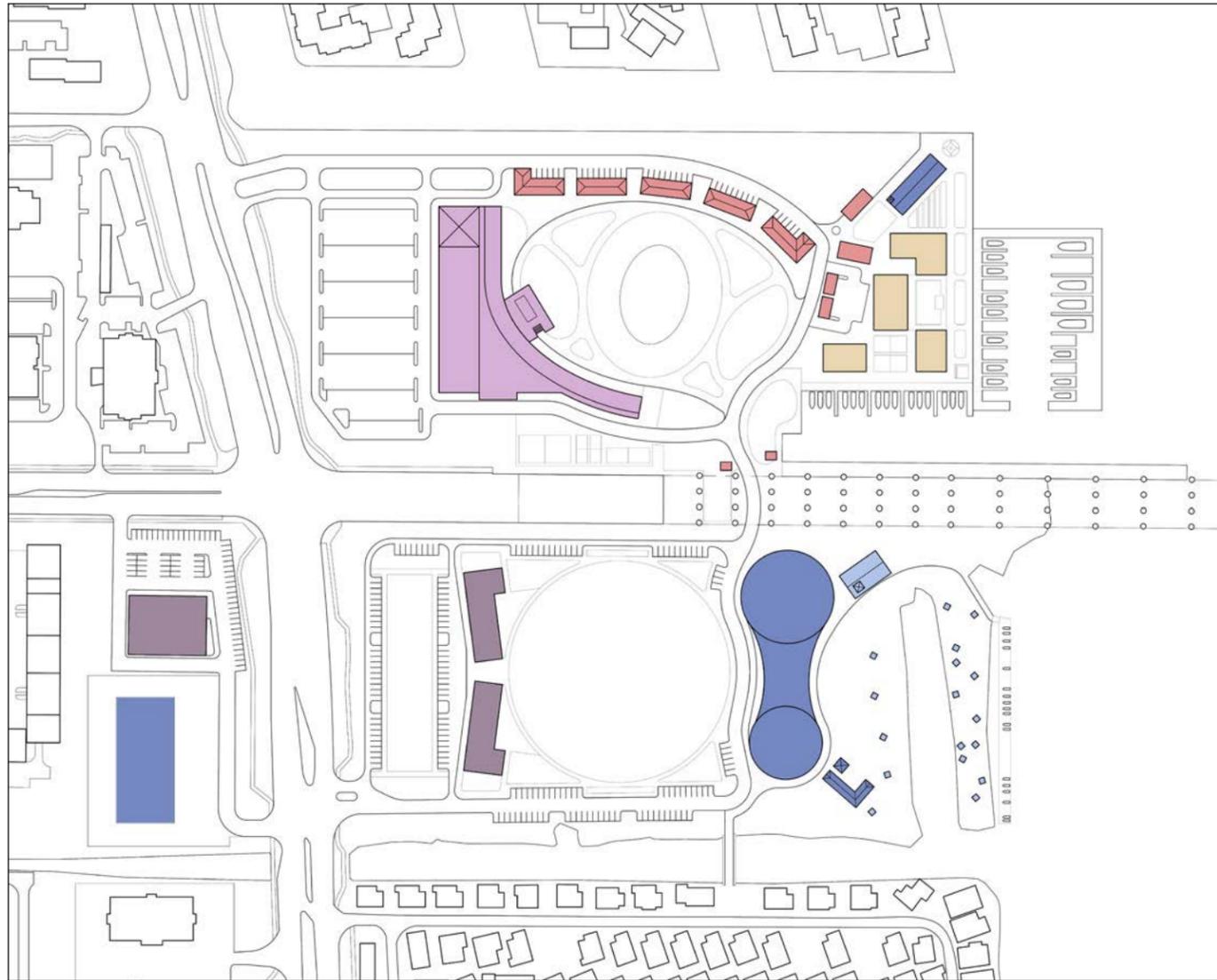
Proposed Scenarios

Scenario Four: Balanced Development Plan Aerial Rendering

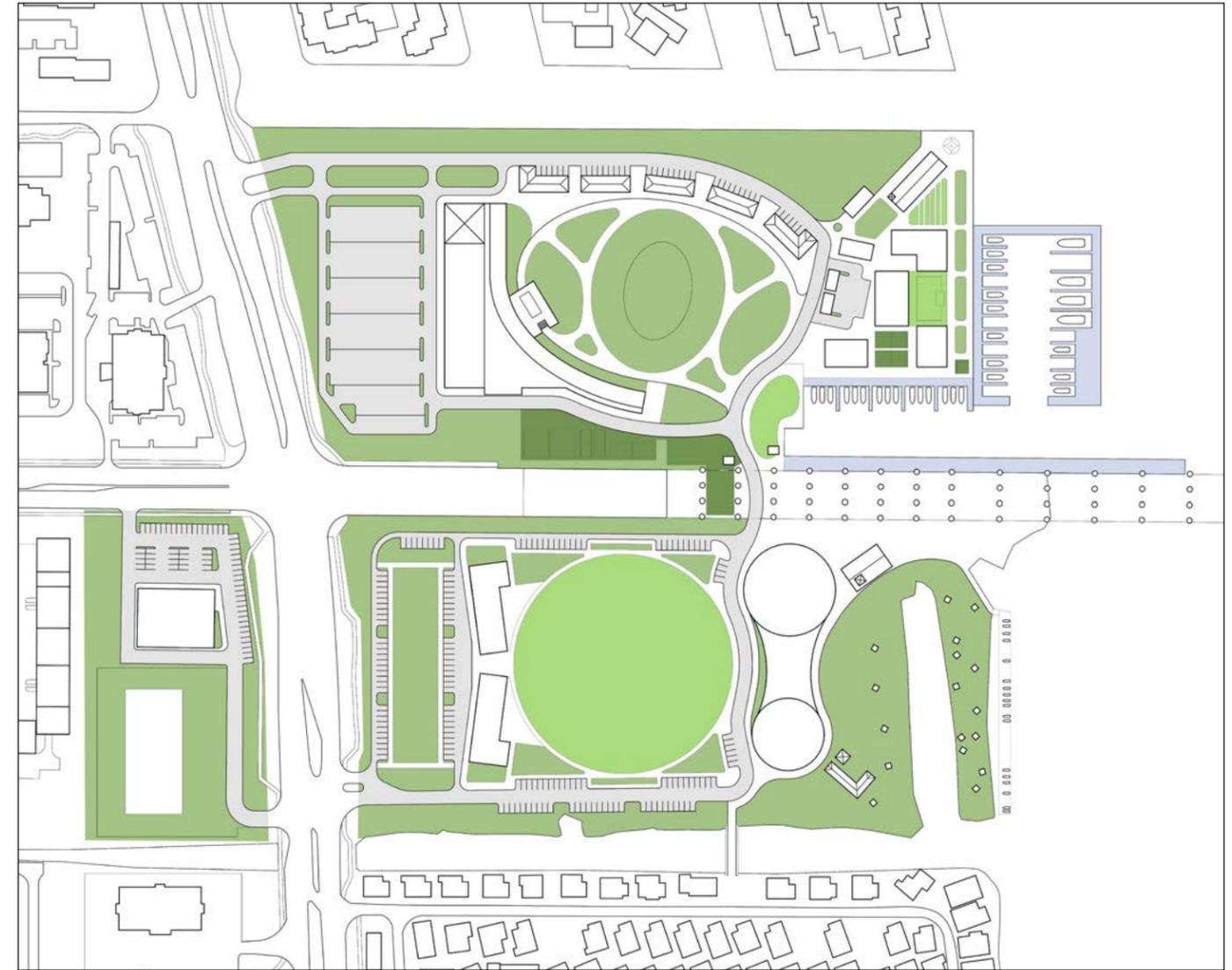


Proposed Scenarios

Scenario Four: Balanced Development Plan Yield Calculations & Analysis



Building Diversity Analytical Diagram



Open Space Analytical Diagram

LEGEND

- MIXED-USE
- RETAIL
- RESTAURANT
- HOTEL
- CIVIC
- RECREATION

Building Type	Footprint	Story	Total SF
Mixed-use	33,158	3 Max	69,310
Retail	19,988	1	19,988
Restaurant	20,385	2	40,770
Hotel	60,127	4	225,838
Civic	80,007	1	80,007
Youth Sailing	5,700	2	9,700

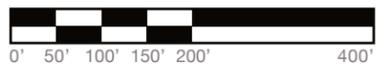
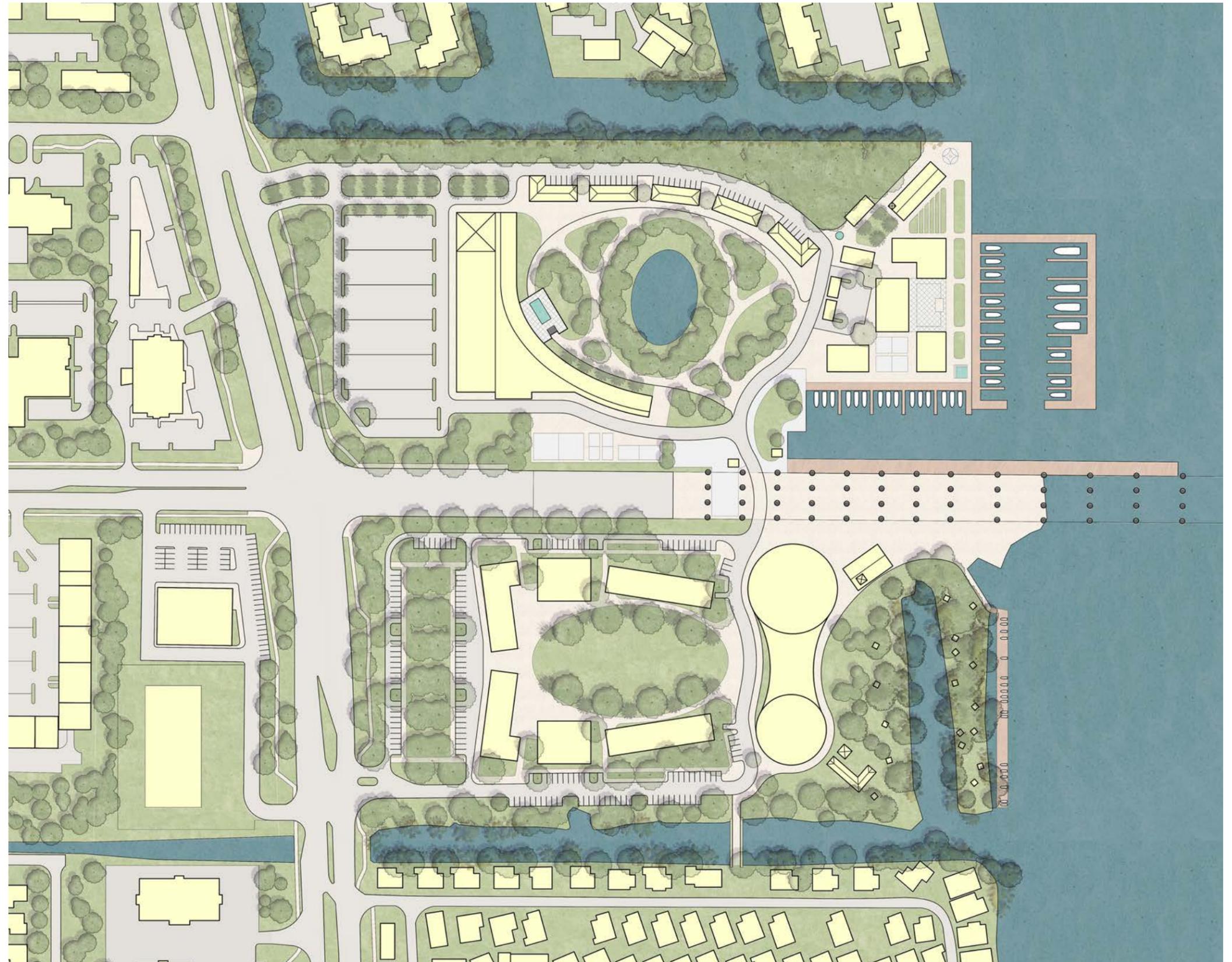
LEGEND

- ACTIVE RECREATION
- PASSIVE RECREATION
- EVENT SPACE
- MARINA / FISHING PIER
- PARKING / CIRCULATION

Parking in Site: 392 Spaces
 Marina Area: 90,739 SF
 Fishing Pier Length: 733 Feet

Proposed Scenarios

Scenario Five: Maximum Development Plan

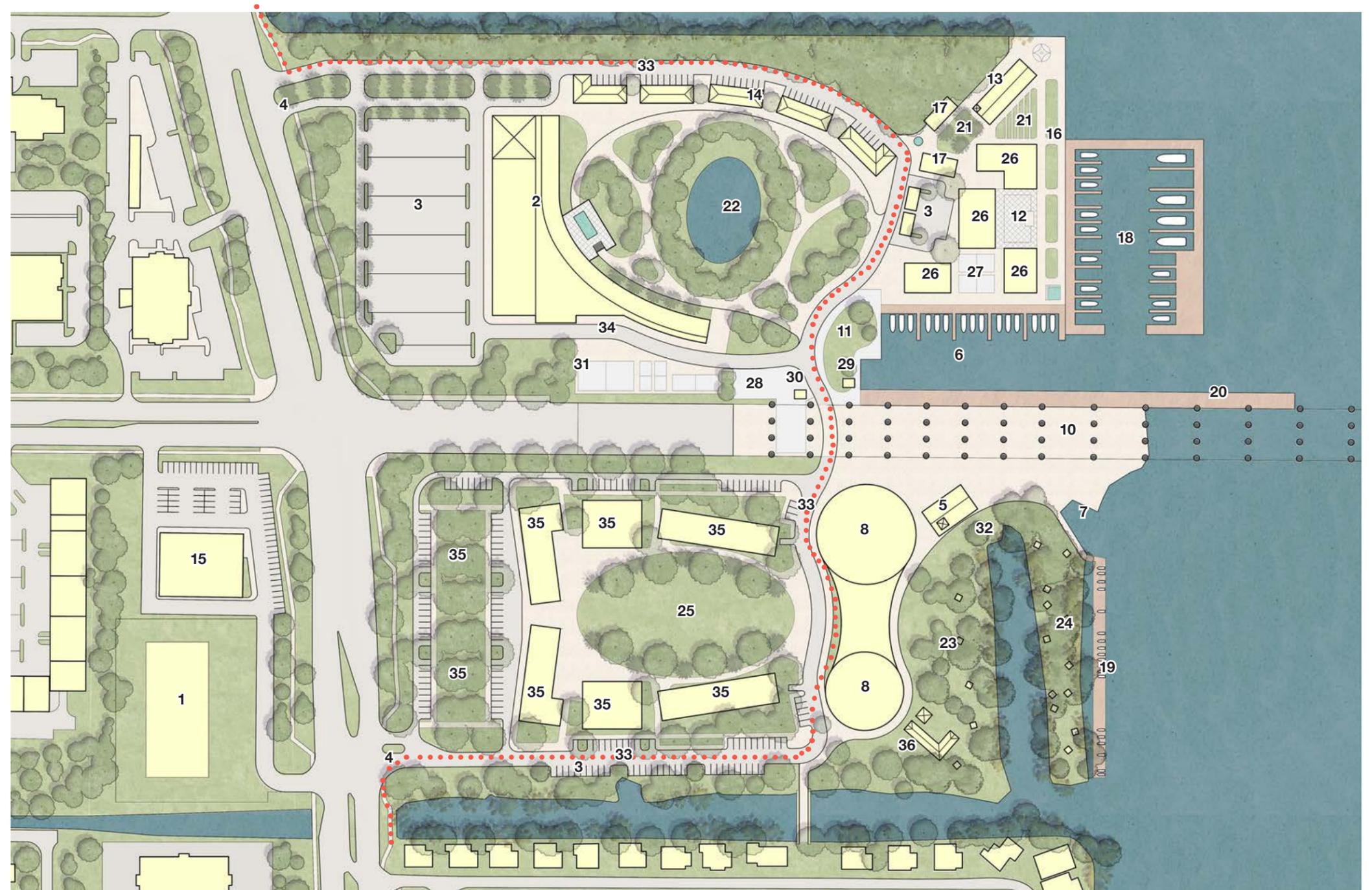


Proposed Scenarios

Scenario Five: Annotated Maximum Development Plan

LEGEND

- 1 NEW FPL SUBSTATION
- 2 HOTEL CONFERENCE CENTER
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 SAILBOAT LAUNCHING RAMP
- 8 VISUAL/ PERFORMING ARTS CTR.
- 9 ROAD ACCESS (TO YOUTH SAILING)
- 10 YOUTH SAILING LEASE AREA
- 11 PLAY GROUND
- 12 PLAZA/ SMALL EVENT STAGE
- 13 WEDDING CHAPEL/ MEETING HALL
- 14 OPEN SHEDS/ FARMERS MARKET
- 15 GROCERY STORE/ MIXED USE
- 16 PROMENADE
- 17 RETAIL
- 18 DAY DOCK MARINA
- 19 SAILBOAT PLATFORM
- 20 FISHING PIER
- 21 LAWN/ GREEN
- 22 PARK
- 23 RESTORED NATIVE PARKLAND
- 24 GLAMPING TENTS
- 25 FIELD
- 26 RESTAURANTS
- 27 SAND VOLLEYBALL
- 28 SKATE PARK
- 29 BAIT SHOP
- 30 SNACK SHACK/ BIKE TRAIL HEAD
- 31 HOTEL OUTDOOR RECREATION
- 32 KAYAK/ PADDLEBOARD RENTALS
- 33 PARK DRIVE
- 34 ACCESS DRIVE
- 35 MIXED-USE/ MULTI-FAMILY
- 36 ENVIRONMENTAL RESEARCH CTR.
- BIKE TRAIL



This scenario adds to the Balanced Development Plan by further infilling the field with a series of multi-family residential buildings. The addition of housing helps make 3 Corners more of a 24/7 district, further contributing to the overall security of the complex. The horseshoe of mixed-use &

residential buildings also brings the extra benefit of buffering the neighbors to the south from the sound emanating from both the event field and the bridge to the north. This scenario is the plan likely to be the most economically sustainable as it would generate the maximum income

for the city. The revenue would come from the property tax and ground leasing of the commercial spaces, as well as direct income from the wedding chapel/ meeting hall and the glamping camp.



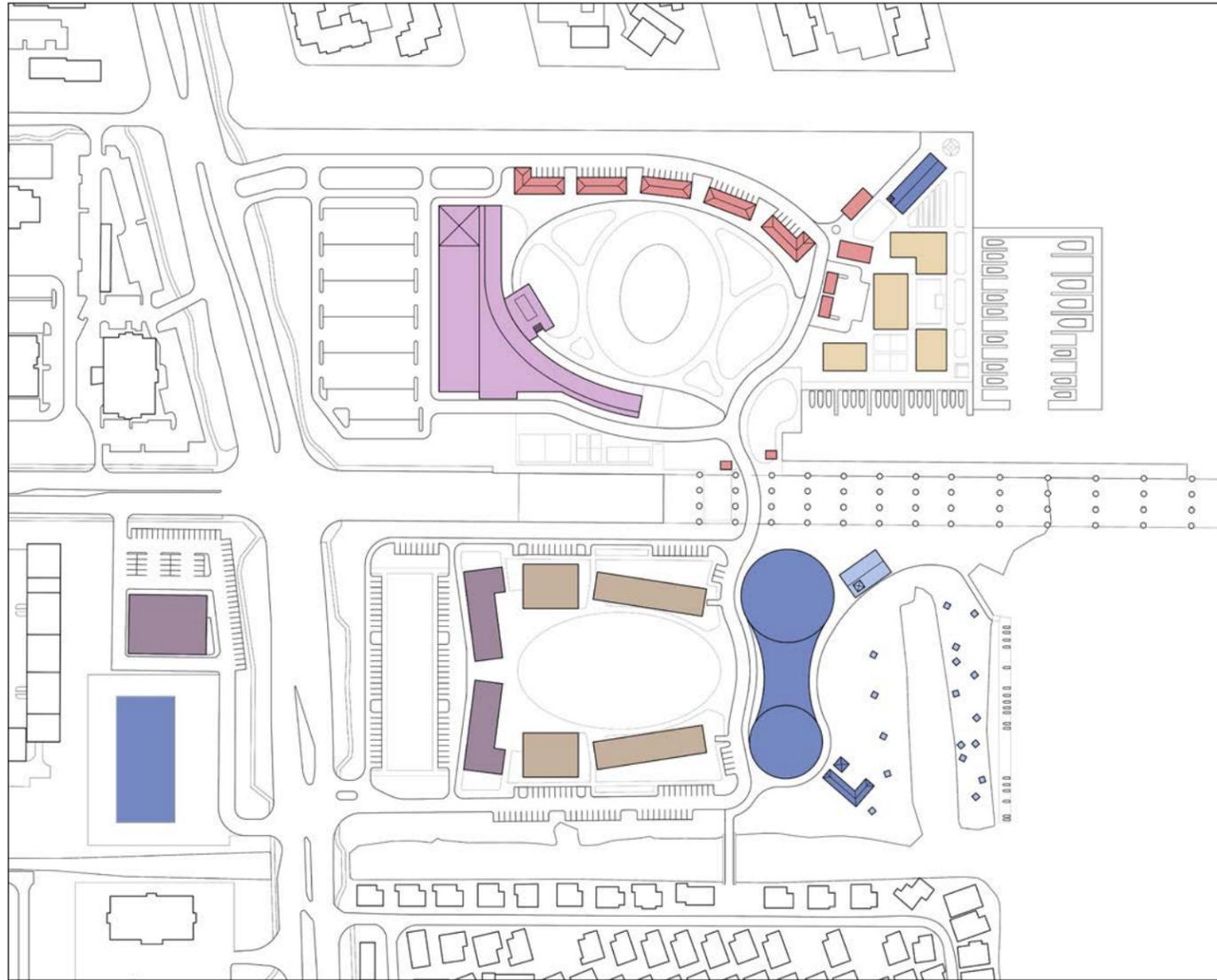
Proposed Scenarios

Scenario Five: Maximum Development Plan Aerial Rendering

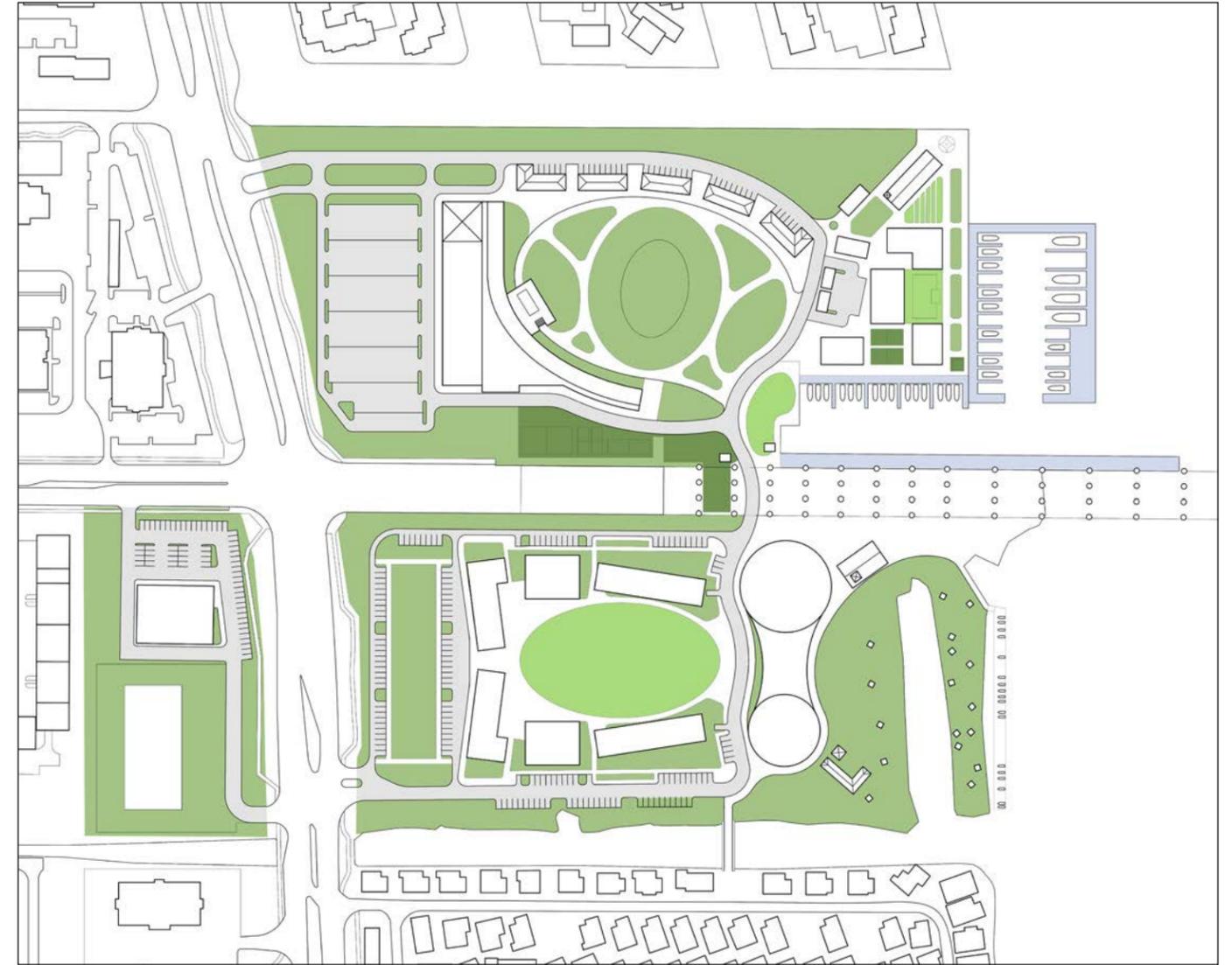


Proposed Scenarios

Scenario Five: Maximum Development Plan Yield Calculations & Analysis



Building Diversity Analytical Diagram



Open Space Analytical Diagram

LEGEND

- MIXED-USE
- RETAIL
- RESTAURANT
- HOTEL
- MULTI-FAMILY
- CIVIC
- RECREATION

Building Type	Footprint	Story	Total SF
Mixed-use	33,158	3 Max	69,310
Retail	19,988	1	19,988
Restaurant	20,385	2	40,770
Hotel	60,127	4	225,838
Multi-family	36,000	4	144,000
Civic	78,657	1	78,657
Youth Sailing	5,700	2 Max	9,700

LEGEND

- ACTIVE RECREATION
- PASSIVE RECREATION
- EVENT SPACE
- MARINA / FISHING PIER
- PARKING / CIRCULATION

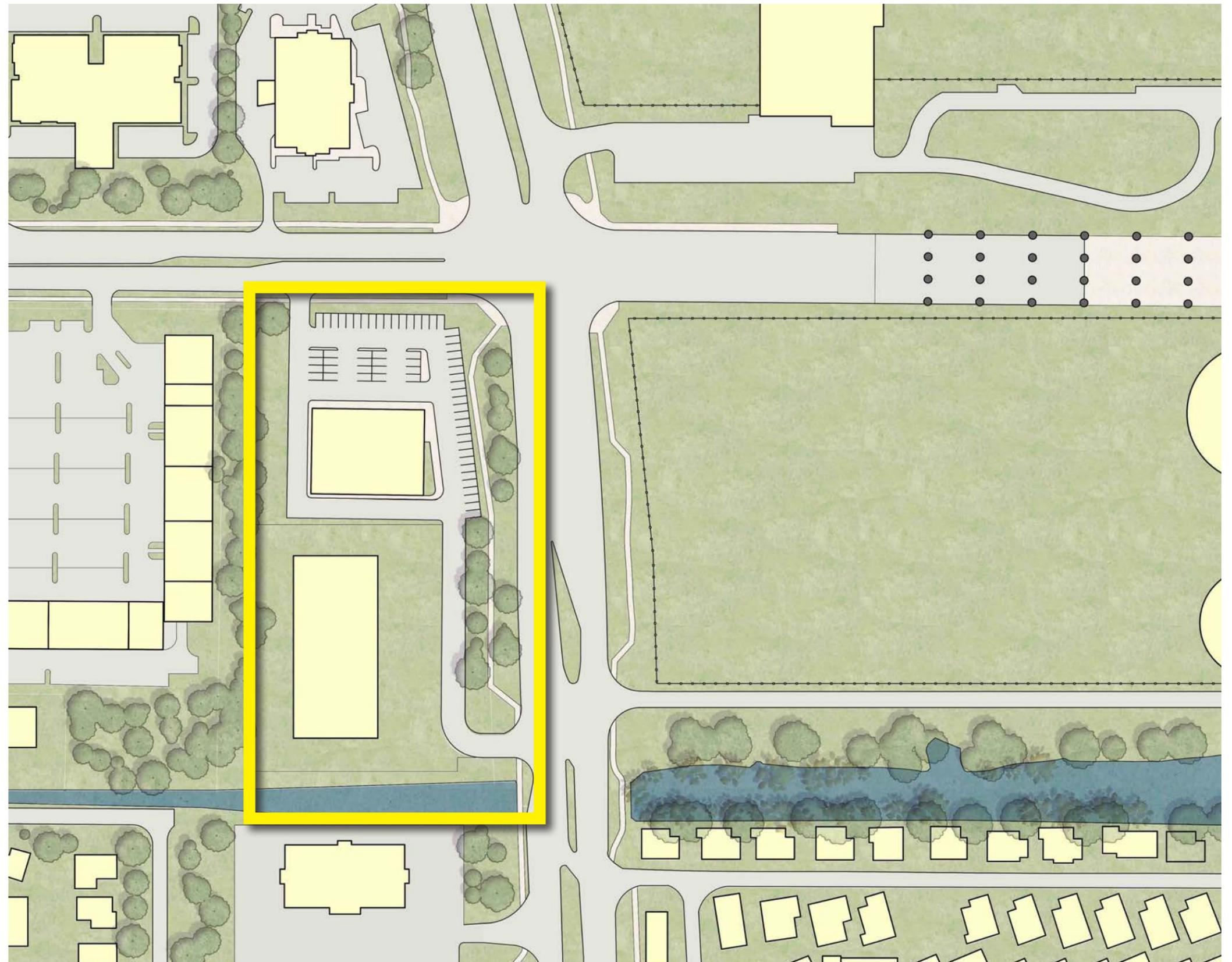
Parking in Site: 387 Spaces
 Marina Area: 90,739 SF
 Fishing Pier Length: 733 Feet

FORMER POST OFFICE SITE

Former Post Office Site

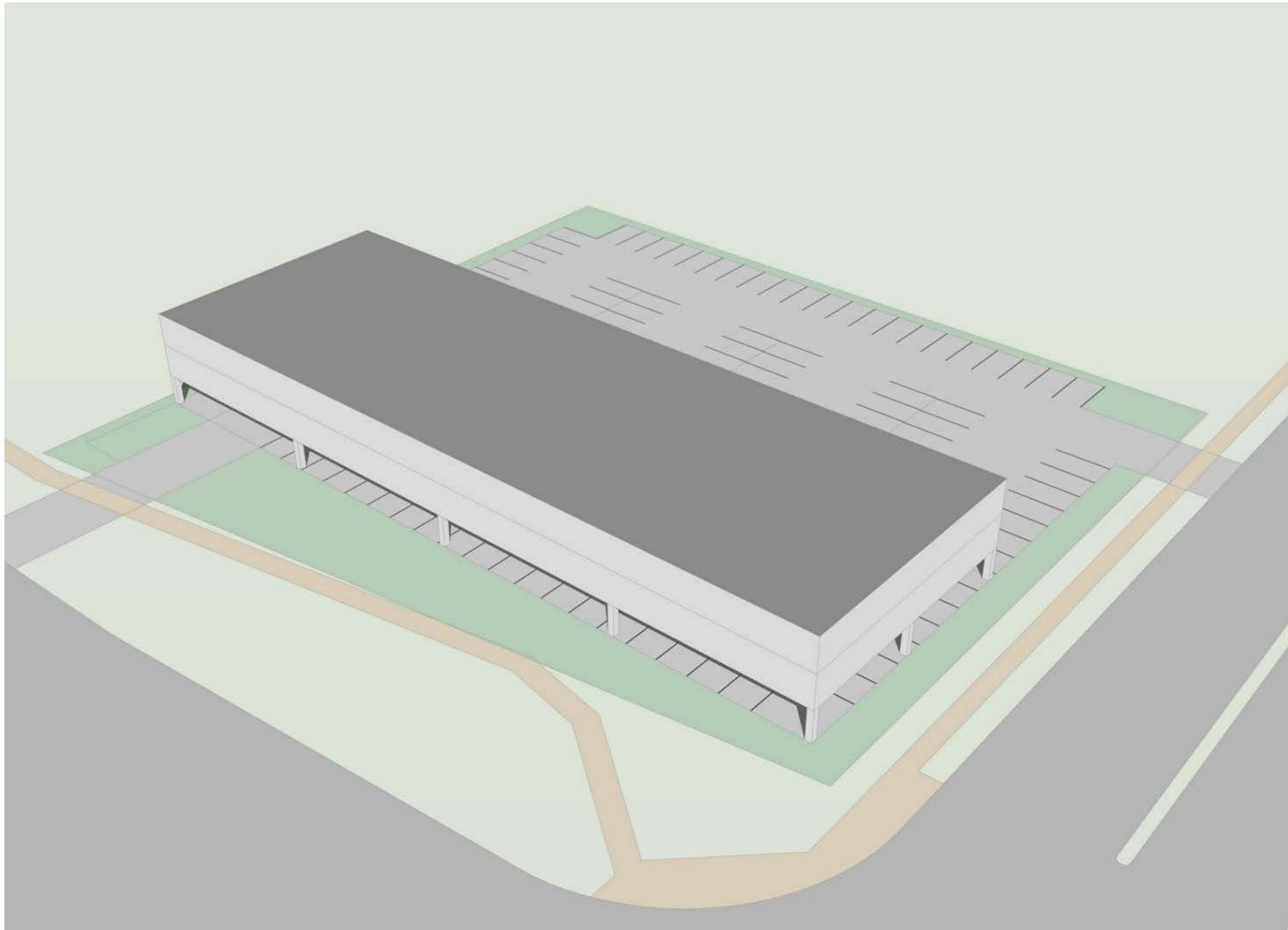
SW Corner Post Office Site: 6 Options

As discussed during the charrette, this southwestern site may be developed independently. The following studies depict a number of possible uses. The more popular choices, favored by those Vero residents attending the charrette, was for a small, high end market. It may also be used for office, retail, parking and/or housing. The revenue from this sale should be applied to fund the development and maintenance of the other two parcels.



Former Post Office Site

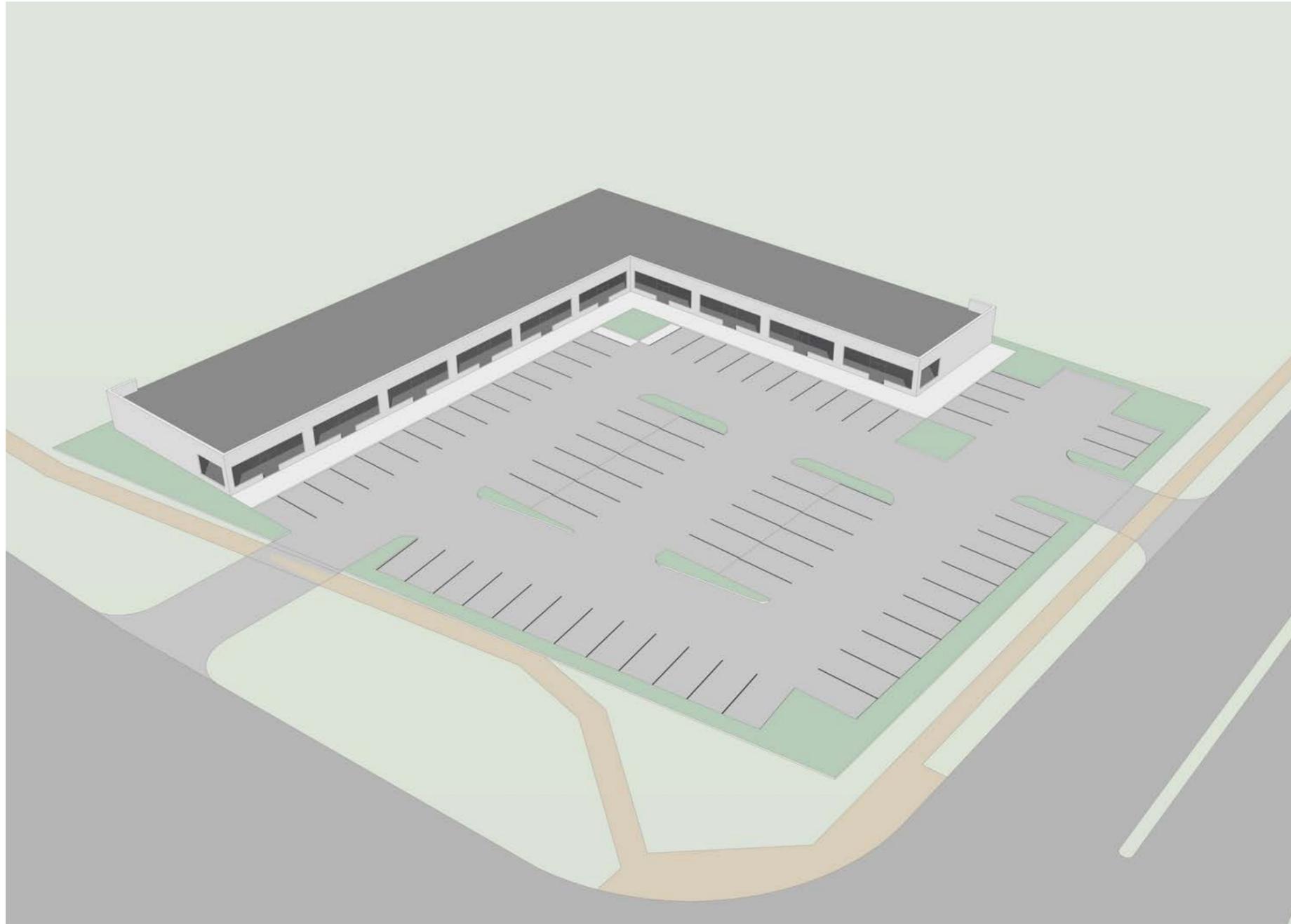
SW Corner Scenario 1 - Office Building



2 levels above 1 level of parking

Parking ratio	3.33 spaces per 1,000 SF
Parking Spaces	143
Total floor area	42,900 SF
Floorplate	21,450 SF

Former Post Office Site
SW Corner Scenario 2 - Shopping Center

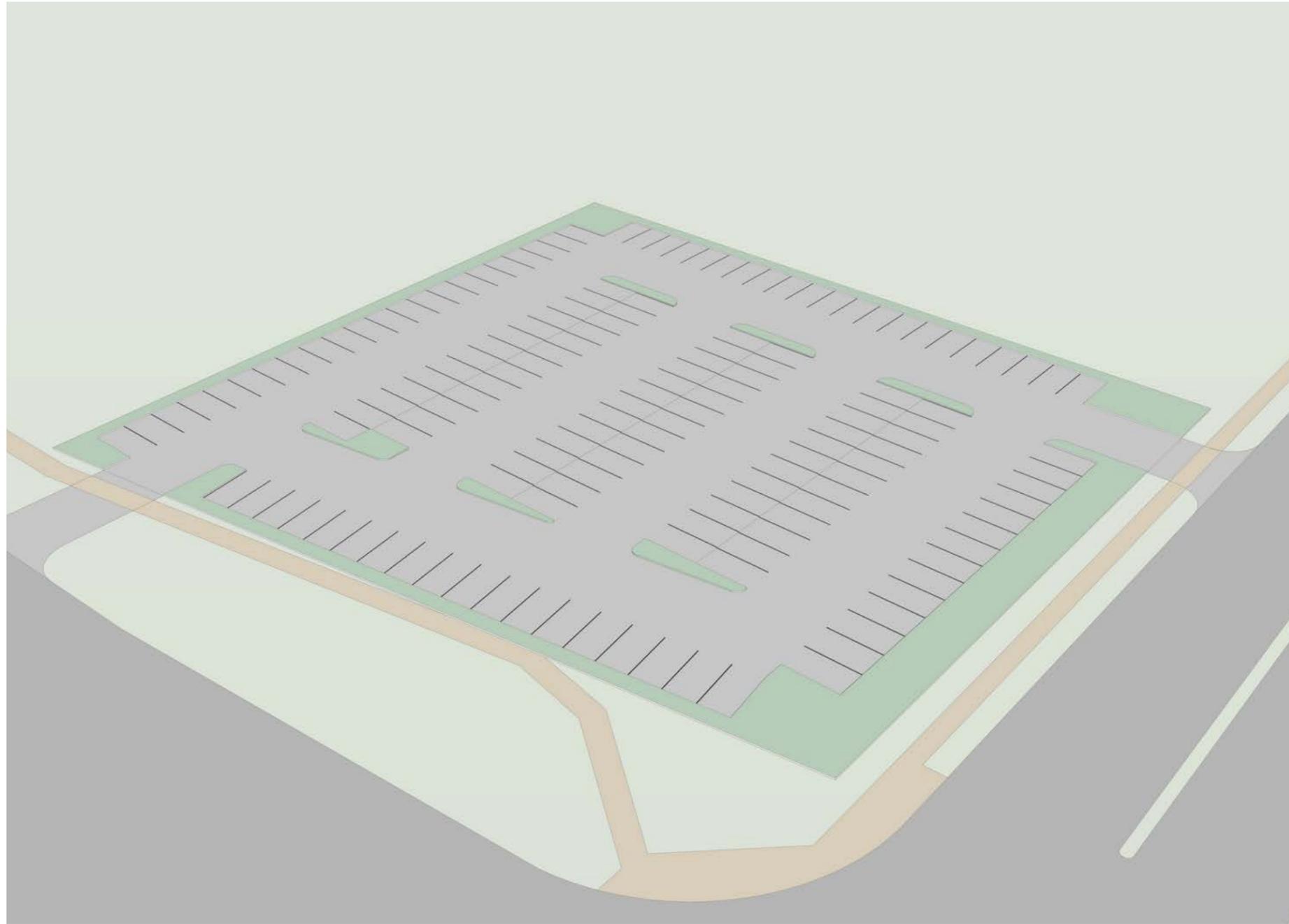


1 level retail with surface parking

Parking ratio	4 spaces per 1,000 SF
Parking Spaces	81
Total floor area	20,079 SF

Former Post Office Site

SW Corner Scenario 3 - Surface Parking

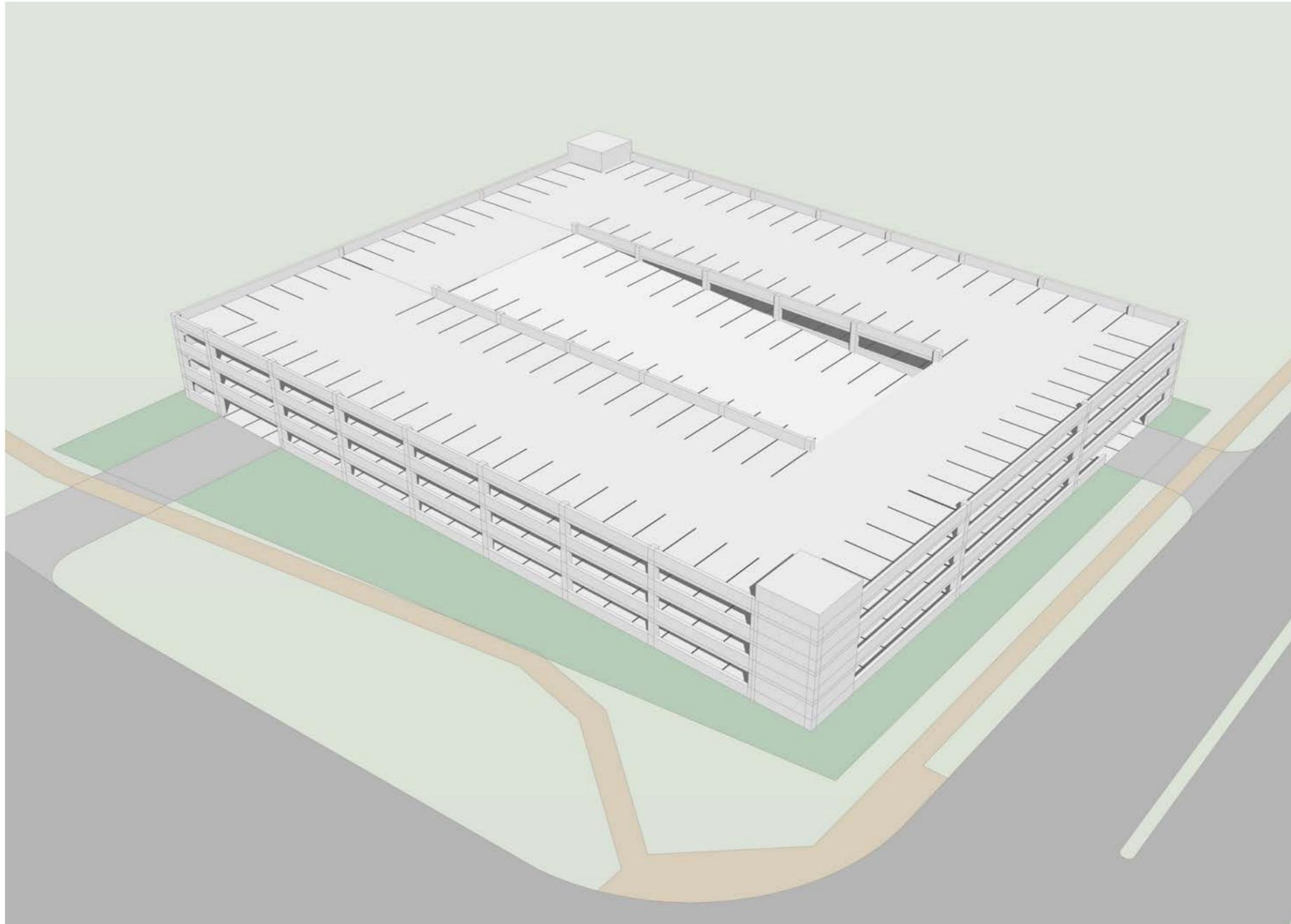


1 level uncovered parking

Parking Spaces	152
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Former Post Office Site

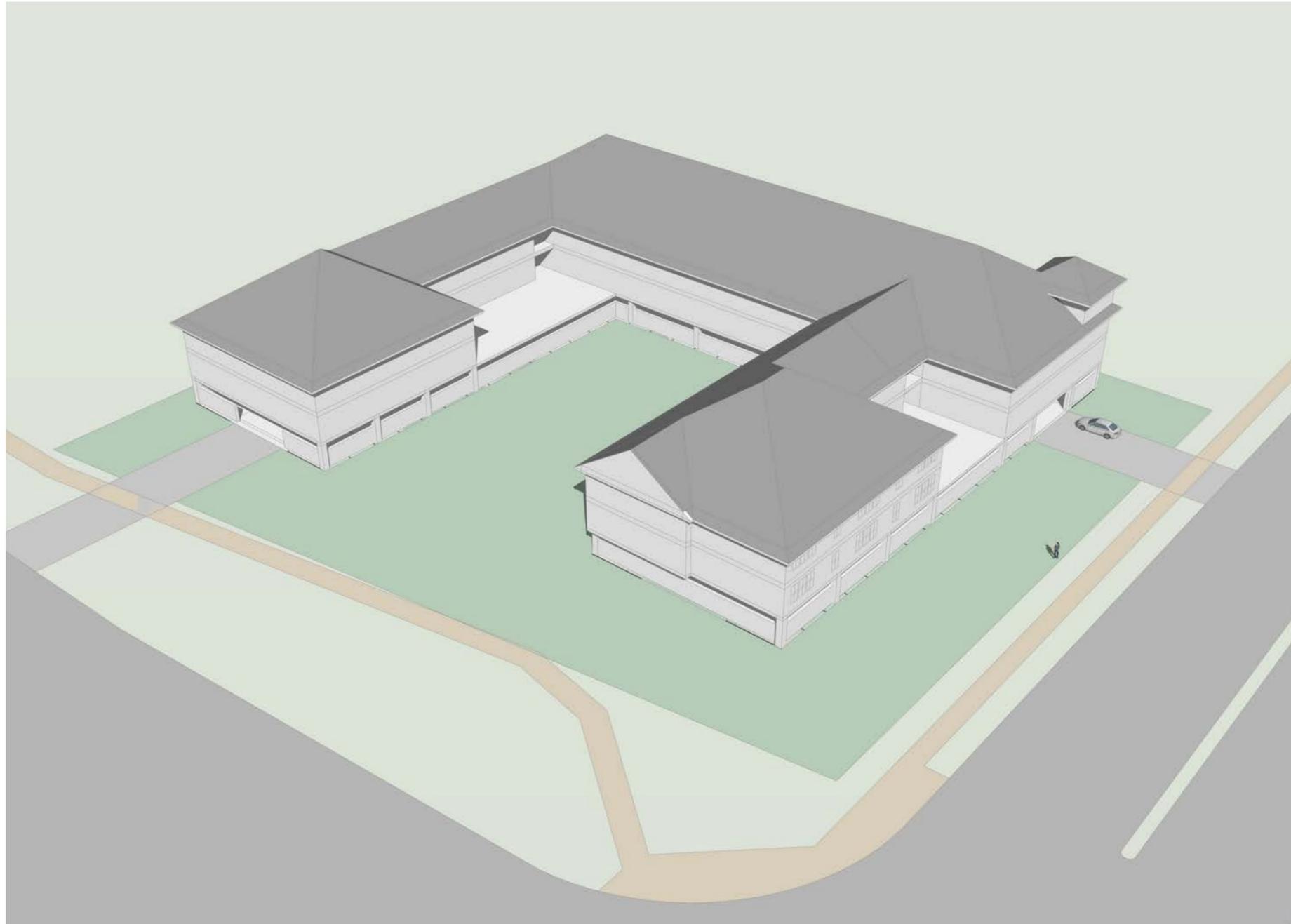
SW Corner Scenario 4 - Parking Garage



4 levels parking	
Parking Spaces	515

Former Post Office Site

SW Corner Scenario 5 - Apartment Building

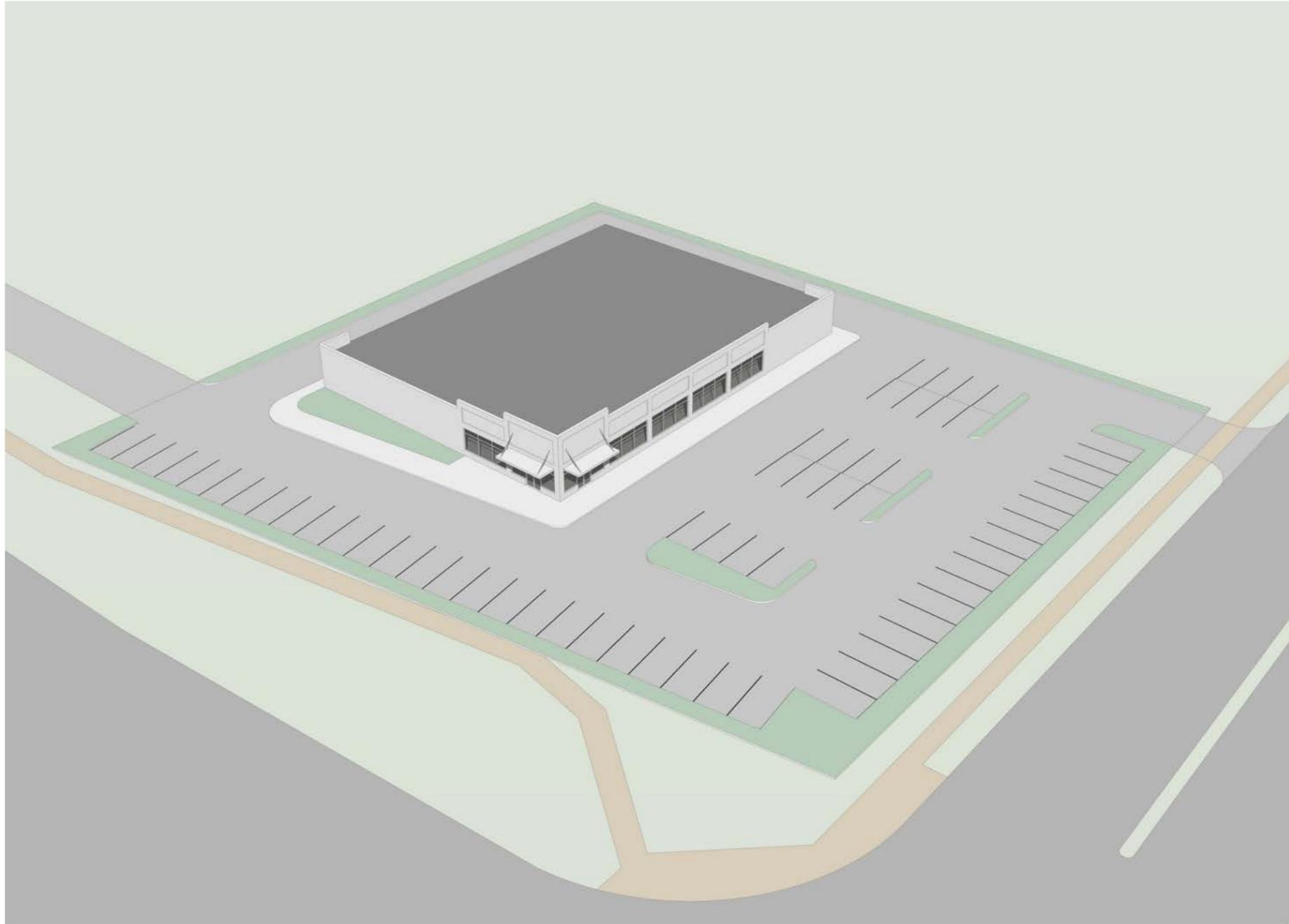


2 levels above 1 level of parking

Max. allowed density	15 du/acre
Total lot area	4.67 acres
Easements for substation	3.2 acres
Buildable area	1.47 acres
Allowed units	70
Proposed units	42
Total floor area	42,000 SF
Floorplate	32,175 SF
Parking Spaces	93
Required parking ratio	1.5 spaces per unit (average)
Average unit size	1,000 SF

Former Post Office Site

SW Corner Scenario 6 - Small Grocery Store (e.g Trader Joe's)

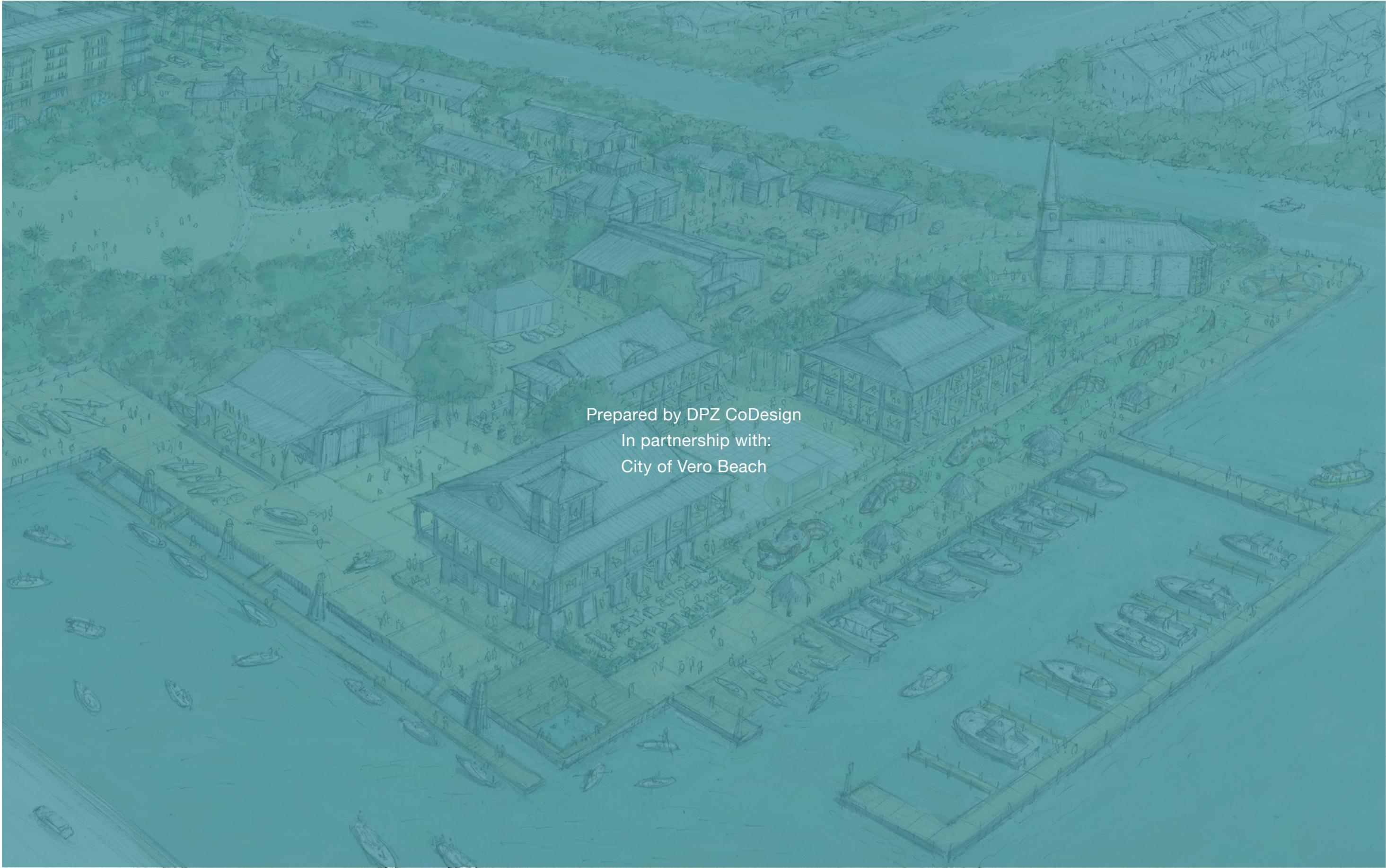


1-story retail with surface parking

Lot area	1.47 acres
Total floor area	15,000 SF
Required parking ratio	4 spaces per 1,000 SF
Parking spaces	60







Prepared by DPZ CoDesign
In partnership with:
City of Vero Beach